Shaping Elmbridge
A New Local Plan


Flood Risk Sequential Test

April 2024

Elmbridge
Borough Council
... bridging the communities ...

Contents

1. Introduction

1.1 Elmbridge Borough Council submitted its draft new Local Plan to the Planning Inspectorate for Examination in August 2023. The Draft Elmbridge Local Plan sets out the Council's spatial strategy for the Borough for a 15-year period, that seeks to deliver the Council's vision for how the Borough's places and communities will grow. It includes borough-wide strategic and detailed development management policies to deliver sustainable growth. In addition, the Local Plan includes a set of sites allocated for development to meet the identified needs for housing, employment and open space.

1.2 National planning policy and guidance requires the Council to demonstrate that throughout the site allocation process a range of possible sites have been considered in conjunction with flood risk and vulnerability information through the application of the 'Sequential Test', and where necessary the 'Exception Test'.

The Sequential Test

1.3 The National Planning Policy Framework (NPPF)[1] sets out at paragraph 159 that "*inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)…"*

1.4 Paragraph 161 goes on to establish that "*all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the Sequential Test and then, if necessary, the Exception Test…"*

1.5 *"The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding"* (NPPF paragraph 162). The Council's Strategic Flood Risk Assessment (SFRA)[2] provides the basis for applying the Sequential Test.

1.6 Paragraph 023 (Reference ID: 7-023-20220825) of the Planning Practice

[1] DLUHC, National Planning Policy Framework (NPPF), September 2023.
[2] Elmbridge Borough Council, Strategic Flood Risk Assessment (SFRA) – Level 1, April 2024 and associated appendices; SFRA – Level 2, April 2024 and associated appendices.

Guidance (PPG) on Flood Risk and Coastal Change[3] provides further detail on the aim of the Sequential Test, setting out that it is an approach designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding, including areas at risk of surface water flooding.

1.7 Avoiding flood risk through the Sequential Test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features. Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied.

1.8 "*The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest probability of flooding, taking all sources of flood risk and climate change into account*" (PPG: Flood Risk and Coastal Change, Paragraph 024, Reference ID: 7-024-20220825) in accordance with paragraph 159 and 161 of the NPPF. The Sequential Test is applied to the whole local planning authority area to increase the possibilities of accommodating development that is not exposed to flood risk, both now and in the future (PPG: Flood Risk and Coastal Change, Paragraph 025, Reference ID: 7-025-20220825).

1.9 The process of applying the Sequential Test in the preparation of a Local Plan is illustrated in diagram 2 of the PPG on Flood Risk and Coastal Change (figure 1 below).

[3] DLUHC and MHCLG, Planning Practice Guidance, Flood Risk and Coastal Change, August 2022.

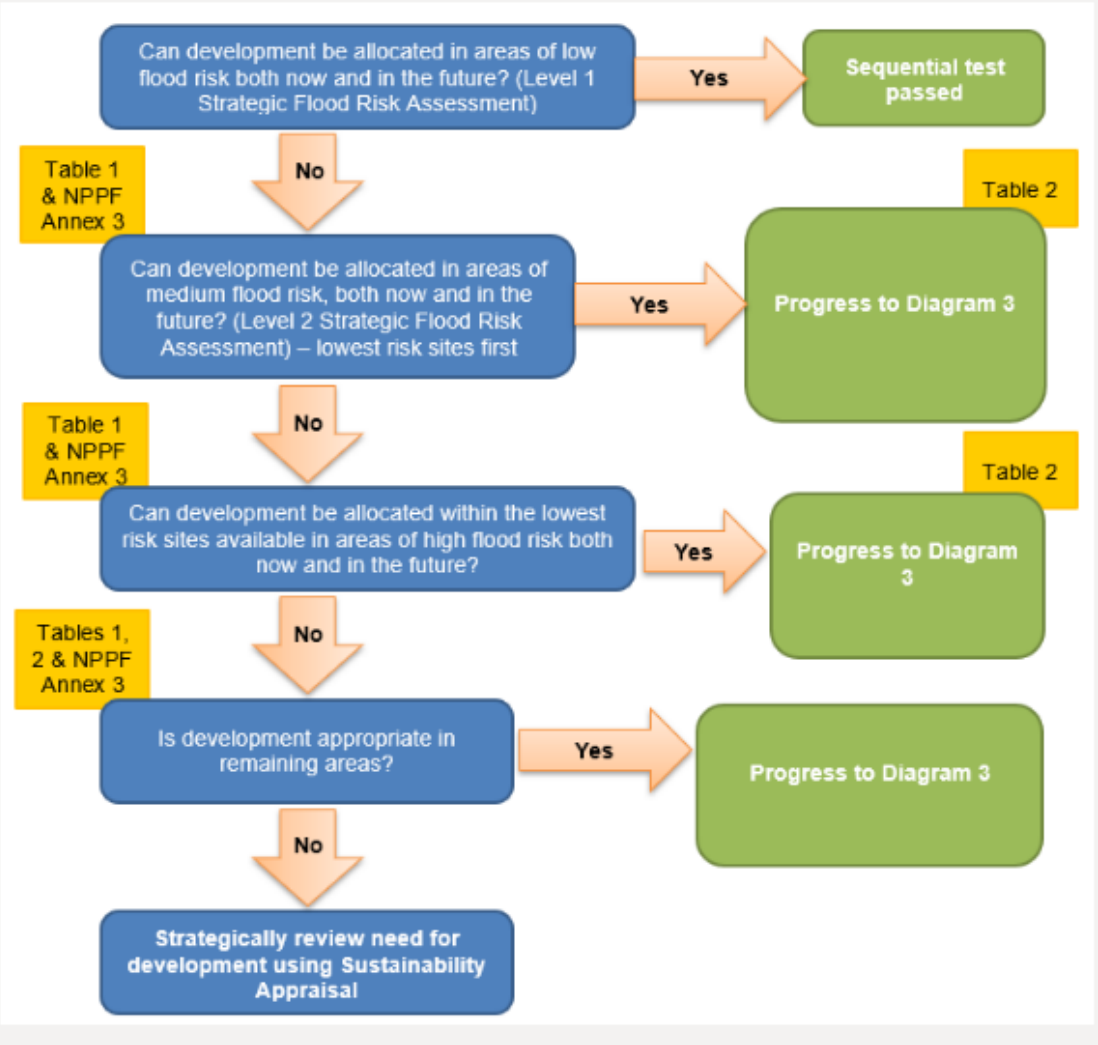

Figure 1: *Application of the Sequential Test for plan preparation.*

1.10 Application of the Sequential Test requires an understanding of the defined 'Flood Zones' in the study area and the vulnerability classification of the proposed sites and developments being assessed.

Flood Zones

1.11 Flood Zones are spatial extents in which there is a defined probability of river or sea flooding. Flood Zone definitions are set out in table 1 of the PPG on Flood Risk and Coastal Change (table 1 below). They are also mapped spatially within the Environment Agency's Flood Map for Planning (Rivers and Sea)[4] and the Council's SFRA.

Flood Zone	Definition
Zone 1	Land having a less than 0.1% annual

[4] Environment Agency, Flood Map for Planning (Rivers and Sea), November 2023.

Low Probability	probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Table 1: *Flood Zones.*

1.12 The Flood Zones defined in table 1 above only consider flood risk from the sea and rivers. The NPPF and PPG requires all sources of flooding to be considered in determining where development should be located and to inform the application of the Sequential Test, including flooding from land or surface water runoff; groundwater; sewers; and artificial sources. An assessment of the risk of flooding from these additional sources is included within the Council's SFRA.

1.13 In addition, the Flood Zones defined above and the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Again, an assessment of the potential impacts of climate change on flood risk in the Borough is included within the Council's SFRA.

Flood Zone 3b – the Functional Floodplain

1.14 Flood Zone 3b (the Functional Floodplain) is not separately distinguished from Zone 3a within the Environment Agency's Flood Map for Planning (Rivers and Sea). The PPG sets out that Local Planning Authorities (LPAs) should identify the extents of the functional floodplain and its boundaries within their SFRA and in agreement with the Environment Agency (PPG: Flood Risk and Coastal Change, Table 1: Flood Zones).

1.15 The Council's SFRA defines Flood Zone 3b within Elmbridge as land with an annual probability of flooding of 1 in 30 (3.3% AEP) associated with the Lower Thames (Thames Dominated and Tributary Dominated), Lower Wey, Middle Mole, Rythe and Dead River as a starting point.

1.16 As the 1 in 30 (3.3% AEP) annual probability flood outline was not available for the Lower Mole or Dead River, a conservative approach was used with the 1 in 75 (1.33% AEP) and 1 in 50 (2% AEP) respectively.

1.17 Within the Flood Zone 3b outline, undeveloped areas, where water has to flow or be stored in times of flood, are defined as Functional Floodplain and protected from non-compatible development (as defined in Table 2 - Flood Risk vulnerability and flood Zone incompatibility of PPG on Flood Risk and Coastal Change).

1.18 In Elmbridge there are some areas within the 1 in 30 (3.3% AEP) or greater flood extent that are already developed and are prevented from flooding by the presence of existing infrastructure or solid buildings. Whilst these areas will be subject to frequent flooding, it may not be practical to refuse all future development. As such, and in accordance with the PPG2, existing building footprints, where they can be demonstrated to exclude floodwater, will not be defined as Functional Floodplain. The land surrounding these buildings are important flow paths and flood storage areas and properties within these areas will be subject to frequent flooding; therefore, care must be given to the future sustainability of such development.

1.19 The approach to development within these areas recognises the importance of pragmatic planning solutions that will not unnecessarily 'blight' areas of existing development, the importance of the undeveloped land surrounding them and the potential opportunities to reinstate areas which can operate as Functional Floodplain through redevelopment to provide space for floodwater and reduce risk to new and existing development.

Vulnerability Classification

1.20 Annex 3 of the NPPF (table 2 below) sets out a classification system categorising types of development according to their vulnerability to flood risk.

Essential Infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.

Highly Vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

Water-compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

Table 2: *Flood risk vulnerability classification (NPPF, Annex 3).*

1.21 Figure 1 demonstrates that where it is not possible to locate development in low-risk areas, the Sequential Test defines a process by which reasonably available sites within medium risk areas and then, only where there are no reasonably available sites in low and medium risk areas, sites within high-risk

areas are to be considered for the allocation of development.

1.22 Paragraph 024 (Reference ID: 7-024-20220825) of the PPG on Flood Risk and Coastal Change provides further guidance on how the Sequential Test should be applied to the consideration of sites within medium and higher risk areas: "*initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain. Climate change will also impact upon the level of protection infrastructure will offer throughout the lifetime of development. The Sequential Test should then consider the spatial variation of risk within medium and then high flood risk areas to identify the lowest risk sites in these areas, ignoring the presence of flood risk management infrastructure.*

1.23 *It may then be appropriate to consider the role of flood risk management infrastructure in the variation of risk within high and medium flood risk areas. In doing so, information such as flood depth, velocity, hazard and speed-of-onset in the event of flood risk management infrastructure exceedance and/or failure, should be considered as appropriate. Information on the probability of flood defense failure is unsuitable for planning purposes given the substantial uncertainties involved in such long-term predictions".*

The Exception Test

1.24 Paragraph 162 of the NPPF establishes that in the event that the application of the Sequential Test identifies that it is not possible for development to be located in areas with a lower risk of flooding, the Exception Test may have to be applied.

1.25 In the context of the preparation of the Local Plan the application of the exception test is again informed by the Council's SFRA, in the context of the production of a Local Plan. "*To pass the exception test it should be demonstrated that:*

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall*" (NPPF, paragraph 164).

1.26 The NPPF is clear that both elements of the exception test should be satisfied for development to be allocated (NPPF, paragraph 165). In addition, paragraph 031 (Reference ID: 7-031-20220825) of the PPG on Flood Risk and Coastal Change is clear that "*the Exception Test is not a tool to justify development in*

flood risk areas when the Sequential Test has already shown that there are reasonably available, lower risk sites, appropriate for the proposed development. It would only be appropriate to move onto the Exception Test in these cases where, accounting for wider sustainable development objectives, application of relevant local and national policies would provide a clear reason for refusing development in any alternative locations identified…"

1.27 The process of applying the Exception Test in the preparation of a Local Plan after the Sequential Test has been followed is illustrated in diagram 3 of the PPG on Flood Risk and Coastal Change (figure 2 below). An

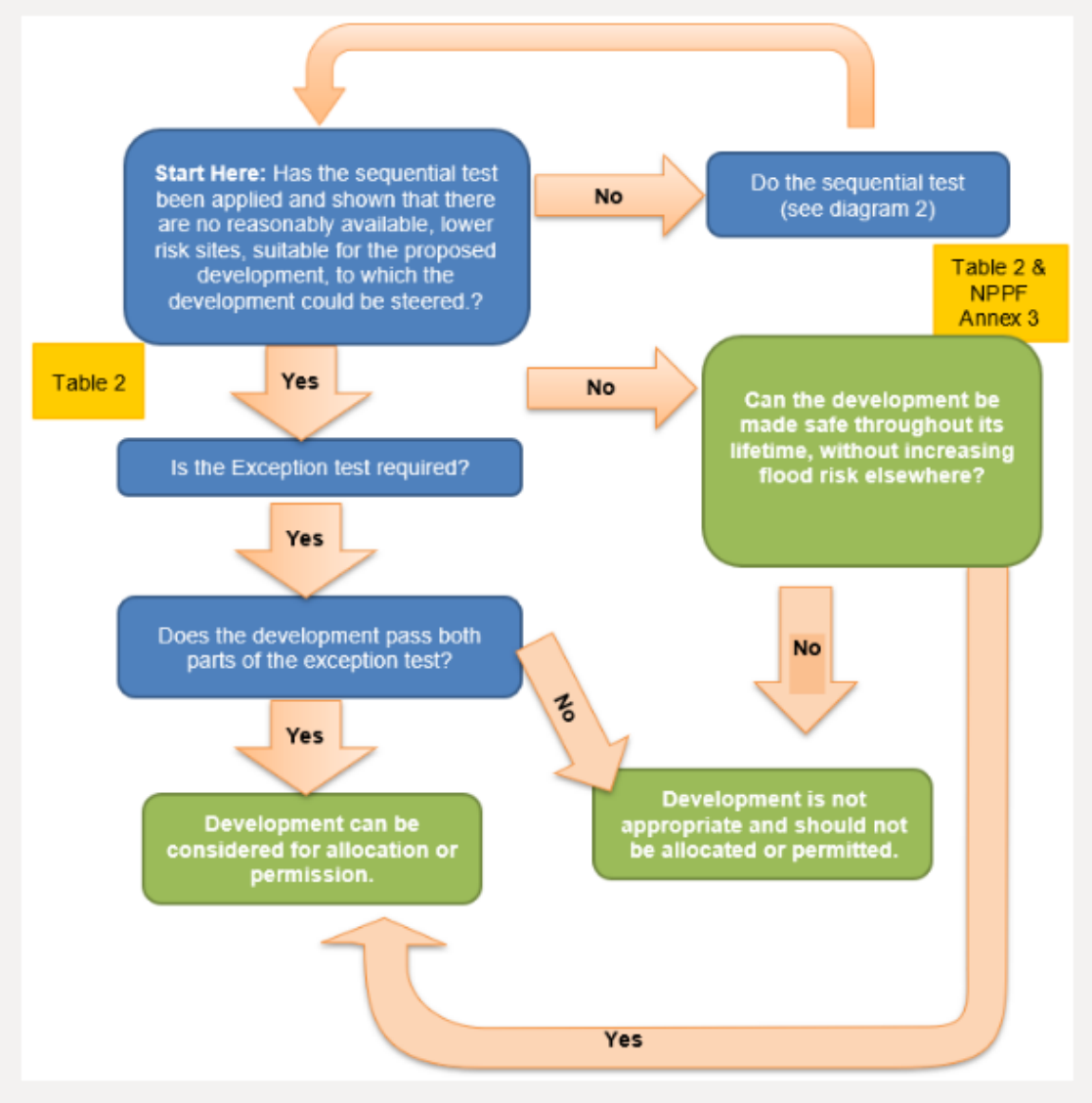

Figure 2: *Application of the Exception Test to plan preparation.*

1.28 The Exception Test is applied as set out in Table 2 of the PPG on Flood Risk and Coastal Change (table 3 below), which combines an understanding of the Flood Zones within the study area and development vulnerability classifications set out in table 1 and 2 above, and only if the Sequential Test has shown that

there are no reasonably available, lower-risk sites, suitable for the proposed development, to which the development could be steered.

	Essential Infrastructure	**Highly Vulnerable**	**More Vulnerable**	**Less Vulnerable**	**Water Compatible**
Zone 1	Exception Test not required	Exception Test not required	Exception Test not required	Exception Test not required	Exception Test not required
Zone 2	Exception Test not required	**Exception test required**	Exception Test not required	Exception Test not required	Exception Test not required
Zone 3a*	**Exception test required***	Development should not be permitted	**Exception test required**	Exception Test not required	Exception Test not required
Zone 3b**	**Exception test required****	Development should not be permitted	Development should not be permitted	Development should not be permitted	**Exception test required****

Table 3: *Flood risk vulnerability and flood zone 'incompatibility'.*

Notes to table 3:

* In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

** In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

1. remain operational and safe for users in times of flood;
2. result in no net loss of floodplain storage;
3. not impede water flows and not increase flood risk elsewhere.

1.29 Again, table 3 above only considers flood risk from the sea and rivers. The assessment of flood risk from all other sources included within the Council's SFRA must also be considered when applying the Exception Test. Where developments contain different elements of vulnerability, the highest vulnerability category should be used, unless the development is considered in its component parts (PPG: Flood Risk and Coastal Change, Paragraph 079, Reference ID: 7-079-20220825).

1.30 The Sequential and Exception Tests should be applied to all development, except those set out in footnote 56 of the NPPF. This includes householder development, small non-residential extensions (with a footprint of less than 250 m^2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

2. Flood Risk in the Borough

2.1 The Council's SFRA – Level 1 and Level 2 identify the potential sources of flood risk in Elmbridge as river flooding, surface water flooding, groundwater flooding, sewer flooding and flooding due to reservoir failure.

River Flooding

2.2 A large proportion of the Elmbridge is located in areas that have a Medium and High probability of flooding from rivers (i.e. within Flood Zones 2 and 3), with 20% (20 km^2) within Flood Zone 2 and a combined 11% (11 km^2) within Flood Zone 3a and 3b. As such, river flooding is the most significant source of flood risk in the Borough and there is a long history of river flooding events, which are set out in detail within the Council's SFRA – Level 1.

2.3 The floodplain of the Lower Thames affects the northern and northeast fringe of the Borough including Walton, Molesey and Thames Ditton. Weybridge and the western edge of the Borough are within the floodplain of the River Wey. The River Mole and the River Rythe flow northwards through the Borough, with the floodplains associated with these watercourses affect the settlements of Cobham, Stoke D'Abernon, Downside, Esher, Claygate, West End, Hersham, Walton and Molesey.

2.4 The hydraulic modelling studies undertaken for the Council's SFRA - Level 1 and indicates that climate change will not markedly increase the extent of river flooding within most areas of the Borough. However there are a few places where the extent of flooding is noticeably increased, including flooding from the Lower Thames in West Molesey and to the north of Thames Ditton; flooding from the Dead River in Walton on Thames and West Molesey; flooding from the Lower Mole in Lower Green and East Molesey; flooding from the Middle Mole in the east of Hersham and south of Stoke D'Abernon; flooding associated with the River Wey close to the Brooklands Industrial Estate and flooding from the River Rythe close to the west and north of Oxshott and to the north of Hinchley Wood.

2.5 In addition, the areas identified above, as well as those areas that are currently at risk of flooding may be susceptible to more frequent, more severe flooding in future years due to the impact of climate change. For this reason, the Council's SFRA – Level 1 sets out a range of development management recommendations requiring all floor levels, access routes, drainage systems and flood mitigation measures to be designed with an allowance for climate change; and the potential impact that climate change may have over the lifetime

of a proposed development should be considered as part of a site-specific flood risk assessment. This provides a robust and sustainable approach to the potential impacts that climate change may have upon the Borough over the next 100 years, ensuring that future development is considered in light of the possible increases in flood risk over time.

2.6 Whilst a range of flood risk management schemes are in place within the Borough (these are detailed within the Council's SFRA – Level 1). The risk of flooding from the rivers in Elmbridge can never be fully mitigated and there will always be a residual risk of flooding that will remain after measures have been implemented to protect an area or a particular site from flooding. This residual risk is associated with a number of potential risk factors including (but not limited to):

- A flooding event that exceeds that for which the flood risk management measures have been designed;
- The structural deterioration of flood defence structures (including informal structures acting as a flood defence) over time; and/or
- General uncertainties inherent in the prediction of flooding.

Surface Water Flooding

2.7 In addition to the risk of flooding associated with the rivers running through the Borough, overland flow and surface water flooding is also a source of flood risk. Surface water flooding typically arises following periods of intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems. It can run quickly off land and result in localised flooding. The Council's SFRA – Level 1 identifies that incidents of surface water flooding are widespread across most parts of the Borough, with a number of areas identified as being particularly at risk.

Groundwater Flooding

2.8 Groundwater flooding usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through the permeable subsoil following long periods of wet weather. Low lying areas may be more susceptible to groundwater flooding because the water table is usually at a much shallower depth and groundwater paths tend to travel from high to low ground.

2.9 In broad terms there is limited potential for groundwater flooding in the central part of the Borough including Weybridge urban area, Esher and Cobham. However, the potential for groundwater flooding is greater in Hersham, Walton-on-Thames and East and West Molesey where the underlying geological

conditions are more permeable.

Sewer Flooding

2.10 During heavy rainfall, flooding from the sewer system may occur if:

1. **The rainfall event exceeds the capacity of the sewer system/drainage system** - Sewer systems are typically designed and constructed to accommodate rainfall events with an annual probability of 1 in 30 (3.3% AEP) or greater. Therefore, rainfall events with an annual probability less than 1 in 30 (3.3% AEP) would be expected to result in surcharging of some of the sewer system. While TWUL, as the sewerage undertaker within Elmbridge, recognise the impact that more extreme rainfall events may have, it is not cost beneficial to construct sewers that could accommodate every extreme rainfall event.

2. **The system becomes blocked by debris or sediment** - Over time there is potential that road gullies and drains become blocked from fallen leaves, build-up of sediment and debris (e.g. litter).

3. **The system surcharges due to high water levels in receiving watercourses** - Within the Borough there is potential for surface water outlets to become submerged due to high river levels. When this happens, water is unable to discharge. Once storage capacity within the sewer system itself is exceeded, the water will overflow into streets and potentially into houses. Where the local area is served by ‘combined’ sewers i.e. containing both foul and storm water, if rainfall entering the sewer exceeds the capacity of the combined sewer and storm overflows are blocked by high water levels in receiving watercourses, surcharging and surface flooding may again occur but in this instance floodwaters will contain untreated sewage.

Reservoir Flooding

2.11 There are four large water supply reservoirs present within the Borough, the Queen Elizabeth II Storage Reservoir, Bessborough Reservoir and Knight Reservoir all located within Walton-on-Thames; and Island Barn Reservoir in East and West Molesey. In addition, the Queen Mary Reservoir is located in neighbouring Spelthorne Borough to the north of Elmbridge. TWUL is responsible for the management of these reservoirs and ensuring all required safety standards are met.

2.12 The failure of a reservoir has the potential to cause catastrophic damage due to the sudden release of large volumes of water. Reservoirs in the UK have an

extremely good safety record. The Environment Agency is the enforcement authority for the Reservoirs Act 1975 in England and Wales. All large reservoirs must be inspected and supervised by reservoir panel engineers. Reservoir failure therefore presents a minimal risk in the Borough. That said, parts of the Borough are identified as being at risk of flooding from the five reservoirs identified above, including Walton-on-Thames and East and West Molesey and Thames Ditton.

3. Site Analysis Methodology

3.1 199 sites were taken forward for allocation in the Draft Elmbridge Local Plan. These are set out in Chapter 9 of the Draft Elmbridge Local Plan[5]. The Council's SFRA – Level 2 sets out a detailed assessment of the flood risk of each of these sites from all sources, including associated flood risk mapping.

3.2 The site assessment database establishes a ranking system (set out in table 5 below) which categorises the sites by the level of flood risk from all sources and identifies the relative level of flood risk among low, medium and high-risk areas. The ranking system allows for an understanding of the spatial variation of flood risk in the Borough to inform the Sequential Test.

Rank	Criteria
1	Part of the site is within Flood Zone 3b associated with the Dead River, Lower Mole, Middle Mole, Lower Wey, Lower Thames or Rythe.
2	More than 50% of the site is defined as Flood Zone 3a.
3	Less than 50% of the site is defined as Flood Zone 3a.
4	More than 50% of the site is defined as Flood Zone 2.
5	Less than 50% of the site is defined as Flood Zone 2.
6	The site is located within a High Priority Flood Area.
7	The site is located within a Medium Priority Flood Area.
8	The site is defined as Flood Zone 1 and intersects an area at high risk of flooding from surface water and/or intersects an area that has the potential for groundwater flooding to occur at surface and/or lies within a Postcode Area with 30 or more DG5 sewer flood records.
9	The site is defined as Flood Zone 1 and intersects an area at medium risk of flooding from surface water and/or intersects an area that has the potential for groundwater flooding of property situated below ground level and/or lies within a Postcode Area with 20 or more DG5 sewer flood records.
10	The site is defined as Flood Zone 1 and intersects an area at low risk of flooding from surface water and/or intersects an area that has limited potential for groundwater flooding to occur and/or lies within a Postcode Area with 10 or more DG5 sewer flood records.
11	The site is defined as Flood Zone 1 and is at risk of reservoir flooding in the event of a failure or a breach on a wet or dry day or lies within a Postcode Area with 5 or more DG5 sewer flood records.
12	The site is defined as Flood Zone 1 and is not shown to be at risk of any flooding.

Table 4: *SFRA ranking system.*

3.3 Using the Level 2 SFRA site assessments, the Sequential Test has been applied to each site using the following the approach outlined below in accordance with Figure 1: application of the Sequential Test for plan

[5] Elmbridge Borough Council, Regulation 19 Draft Elmbridge Local Plan 2037, June 2022.

preparation above (diagram 2 of the PPG on Flood Risk and Coastal Change):

1. Can development be allocated in areas of low flood risk both now and in the future? (Level 1 Strategic Flood Risk Assessment).

    - ***If Yes:*** *Sequential Test passed.*

    - ***If Not****: progress to 2. below;*

2. Can development be allocated in areas of medium flood risk, both now and in the future? (Level 2 Strategic Flood Risk Assessment) – lowest risk sites first (referring to table 1 and 2 above).

    - ***If Yes:*** *progress to Exception Test (referring to table 3 above).*

    - ***If Not:*** *progress to 3. below;*

3. Can development be allocated within the lowest risk sites available in areas of high flood risk both now and in the future? (referring to table 1 and 2 above).

    - ***If Yes:*** *progress to Exception Test (referring to table 3 above).*

    - ***If Not****: progress to 4. below;*

4. Is the development appropriate in the remaining areas (referring to tables 1, 2 and 3 above)?

    - ***If Yes:*** *progress to Exception Test.*

    - ***If Not****: progress to 5. below;*

5. Strategically review the need for the development using Sustainability Appraisal.

3.4 Where the application of the Sequential Test identified it was necessary, the Exception Test was then applied to determine if the proposed site/development allocation was able to pass both part one and two of the test, in accordance with paragraph 165 of the NPPF. To determine if the Exception Test was required the following approach was taken in accordance with Figure 2: application of the Exception Test to plan preparation above (diagram 3 of the PPG on Flood Risk and Coastal Change):

1. Has the sequential test been applied and shown that there are no

reasonably available, lower risk sites, suitable for the proposed development, to which the development could be steered?

- ***If Not:*** *Do the Sequential Test.*

- ***If Yes:*** *progress to 2. below;*

2. Is the Exception test required (referring to table 3 above)?

   If Yes: Does the development pass both parts of the exception test?

   - ***If Yes:*** *Development can be considered for allocation or permission.*

   - ***If Not:*** *Development is not appropriate and should not be considered.*

   If Not: Can the development be made safe throughout its lifetime, without increasing flood risk elsewhere (referring to table 2 and 3 above)?

   - ***If Yes:*** *Development can be considered for allocation or permission.*

   - ***If Not:*** *Development is not appropriate and should not be considered.*

3.5 To satisfy part one of the Exception Test – *is it demonstrable that the development will provide wider sustainability benefits to the community that outweigh flood risk?* The framework objectives of the Sustainability Appraisal for the Draft Local Plan[6] were used as the basis for the assessment criteria.

3.6 In addition, the Sustainability Appraisal was used to understand the need for the development and its benefits. If other sustainability criteria outweighed flood risk issues, reasoned justifications have been provided to support the allocation of land in areas at high risk of flooding.

3.7 In accordance with national policy and guidance flood risk data from all sources and data on the potential impact of climate change on flood risk were used to inform the Sequential and Exception Tests were taken from the Council's SFRA.

[6] Elmbridge Borough Council, Sustainability Appraisal for the Draft Local Plan, June 2022.

4. Site Assessment

4.1 The tables below set out the Sequential Test of each site allocation proposed in the Draft Elmbridge Local Plan.

4.2 The Sequential Test of each site assumes that development on all sites follows the recommendations of the Council's Level 1 and 2 SFRA, which recommend that all development proposals:

- Seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS; and incorporate soft landscaping, planting, and permeable surfacing.

- Undertake a preliminary Hydrogeological Risk Assessment (HRA) to determine ground conditions and groundwater levels in proximity to the site, and to identify whether the proposed development will impact on groundwater, either from subsurface construction or from changes to surface water drainage. The potential impact of climate change will be included within this assessment. Should the preliminary HRA identify potential for impact, a full HRA should be prepared to identify proposed mitigation measures.

- Basements, basement extensions, conversions of basements to a higher vulnerability classification or self-contained units will not permitted in Flood Zone 3b. Nor should they be permitted in areas prone to groundwater flooding.

- Where development or redevelopment is proposed in areas at risk of flooding, flood resilience and resistance measures should be implemented in accordance with paragraph 173(b) of the NPPF. However, flood resistance and resilience measures cannot be used to justify development in inappropriate locations.

Windfall Sites

4.3 A large number of windfall sites come forward every year within the Borough. In this instance, developers will need to take into account the findings and recommendations of this Sequential Test and provide evidence that they have adequately considered other reasonably available sites.

4.4 Paragraph 166 of the NPPF sets out that "*where planning applications come*

forward on sites allocated in a development plan through the Sequential Test, applicants need not apply the Sequential Test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan making stage, or if more recent information about existing or potential flood risk should be taken into account".

4.5 In addition, as outlined in paragraph 1.29 of section 1 above, paragraph 168 of the NPPF states that applications for minor development and changes of use should not be subject to the Sequential and Exception Tests. However, they should still meet the requirements for site-specific flood risk assessments set out in NPPF footnote 55[7]. Windfall sites are not assessed in this Sequential Test. Therefore, the need to apply the Sequential and Exception tests on windfall sites that come forward will depend on their size.

Site Status and Availability

4.6 It must be noted that a number of site allocations included in submitted Elmbridge Local Plan, which was published as a Regulation 19 document in June 2019 have since become unavailable and therefore will not be taken forward as site allocations. These are included within the Sequential Test site assessments to ensure to reflects the Plan as submitted.

- MOL4 - East Molesey Car Park, Walton Road
- MOL10 - Vine Medical Centre, 69 Pemberton Road, East Molesey
- MOL14 - 43 Palace Road, East Molesey
- MOL16 - Tesco Metro car park, Walton Road
- ESH15 - Unit A & B Sandown Industrial Park, Esher

[7] **NPPF Footnote 55:** A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Claygate

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Specific Requirements for applications
CL1	Torrington Lodge Car Park, Hare Lane	0.33	1	8 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(11% of site)* Groundwater – NO RISK Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
CL2	Garages to the rear of Foxwarren, Claygate	0.21	1	5 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15% of site)* Groundwater – NO RISK Sewer – LOW RISK (15 events in last 5 years) Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

CL3	Garages to the rear of Holroyd Road, Claygate	0.09	1	3 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(23% of site)* Groundwater – NO RISK Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
CL4	Hare Lane Car Park, Hare Lane, Claygate	0.16	1	7 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
CL5	Claygate Centre, Elm Road, Claygate	0.28	1	14 homes and reprovision of existing community use	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – LOW RISK *(15 events in last 5 years)*	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
CL6	Crown House, Church Road, Claygate	0.21	1	12 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(8% of site)* Groundwater – NO RISK Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
CL7	Claygate Station Car Park, The Parade	0.40	1	15 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.4% of site)* Groundwater – POTENTIAL AT SURFACE *(5% of site)* AND OF PROPERTIES BELOW GROUND *(37% of site)* Sewer – LOW RISK (*15 events in last 5 years*) Reservoir – NO RISK	Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

Cobham, Oxshott and Stoke D'Abernon

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
COS1	Cedar House, Mill Road, Cobham	0.27	1 (31%) 2 (69%)	7 homes	More Vulnerable	4	River – MEDIUM RISK Climate change – MIDDLE MOLE 25% CLIMATE CHANGE *(2.1% of site)* Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – WET DAY *(8% of site)*	Overall, the site is considered to be at medium risk of flooding and is in an area at highest risk relatively to other medium risk sites. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at COS1 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2 a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
COS2	Cedar Road Car Park, Cedar Road, Cobham	0.05	1	5 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Whilst there is a risk of groundwater and sewer flooding, overall, the site is	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	located in an area at low risk of flooding from all sources, now and in the future.			
COS3	Site B Garages at Wyndham Avenue, Cobham	0.06	1	4 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(61% of site)* Groundwater – LIMTED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS4	Garages to the rear of 6-32 Lockhart Road, Cobham	0.11	1	4 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(14% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(4 – 24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS5	Garages at Waverley Road, Oxshott	0.08	1	6 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(10% of site)* Groundwater – NO RISK Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS6	40 Fairmile Lane	0.19	1	13 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS7	4 Fernhill, Oxshott	0.13	1	5 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)*	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK				
COS8	52 Fairmile Lane	0.28	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(8% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS9	Pine View, Fairmile Park Road, Cobham	0.24	1	6 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS10	Garage block, Middleton Road, Downside	0.04	1	3 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – MEDIUM RISK *(20 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS11	Garages at Bennett Close, Cobham	0.07	1	4 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS12	Glenelm and 160 Anyard Road	0.45	1	34 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(73.8% of site)*; MEDIUM RISK *(35% of site)*; HIGH RISK *(15% of site)*	Relocation not required. Whilst there is a risk of surface water and sewer flooding, overall and the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(4 - 24 events in last 5 years)* Reservoir – NO RISK				
COS13	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead	0.90	1	32 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(5.3% of site)*; MEDIUM RISK *(2% of site)*; HIGH RISK *(1.6% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS14	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham	0.84	1	37 homes and re-provision of community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(25.7% of site)*; MEDIUM RISK *(4% of site)*; HIGH RISK *(0.1% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)*	Relocation not required. Whilst there is a risk of surface water and sewer flooding. The increased risk of surface water flooding is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
COS15	87 Portsmouth Road, Cobham	0.12	1	10 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS16	Cobham Health Centre and Garages off Tartar Road	0.90	1	11 homes and re-provision of community use	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(10.2% of site);* MEDIUM RISK *(2% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(4- 24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and sewer flooding. The increased risk of surface water flooding is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS17	Selden Cottage and Ronmar, Leatherhead Road	0.50	1	18 homes	More vulnerable	7	SITE IS WITHIN A MEDIUM PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(43.3% of site);* MEDIUM RISK *(9.9% of site);* HIGH RISK *(1.3% of site)* Groundwater – NO RISK Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	Overall, the site is considered to be at medium risk of flooding. There is an increased risk of surface water flooding and the site is in a medium priority flooding area. However, the site is at the lowest risk of flooding relatively to other medium risk sites and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at COS17 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address the priority flood area.
COS18	73 Between Streets, Cobham	0.68	1	40 homes	More vulnerable	9	River – LOW RISK	Relocation not required. Whilst there is a risk of surface	No	Passed	

							Climate change – NO IMPACT Surface water – LOW RISK *(9.2% of site);* MEDIUM RISK *(3% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
COS19	St Andrew's Church, Oakshade Road, Oxshott	0.40	1	127 sq.m community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(20.2% of site)*; MEDIUM RISK *(7% of site)*; HIGH RISK *(0.3% of site)* Groundwater – NO RISK Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS20	Ambleside, 3 The Spinney, Queens Drive	0.43	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(7.9% of site)*; MEDIUM RISK *(4% of site)*; HIGH RISK *(2% of site)*	Relocation not required. Whilst there is a risk of surface water flooding, this is over a small portion of the site and overall, the site is located in an area at low risk of flooding from all	No	Passed	.

							Groundwater – LIMITED POTENTIAL *(84.9% of site)* Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	sources, now and in the future.			
COS21	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham	0.26	1	14 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(2.8% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(4 - 20 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS22	Shell Fairmile, 270 Portsmouth Road, Cobham	0.14	1	10 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(3% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS23	68 Between Streets and 7-11 White Lion Gate, Cobham	0.16	1	6 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(3.1% of site)*; HIGH RISK *(0.1% of site)* Groundwater – LIMITED POTENTIAL *(99.8% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS24	Waitrose, 16-18 Between Streets, Cobham	0.67	1	20 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(32.3% of site)*; MEDIUM RISK *(14% of site);* HIGH RISK *(1.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(20 - 24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water, groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS25	Garages and parking to the rear of Cobham Gate, Cobham	0.10	1	8 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(13% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS26	Tiltwood Care Home, Hogshill Lane, Cobham	0.58	1	24 care home units	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(7.2% of site)*; MEDIUM RISK *(1% of site);* HIGH RISK *(0.1% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water, groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS27	Ford Garage, 97 Portsmouth Road, Cobham	0.30	1	21 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS28	Premier Service Station, 101 Portsmouth Road, Cobham	0.10	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15% of site)*; MEDIUM RISK *(1% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS29	Protech House, Copse Road, Cobham	2.90	1	28 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(38% of site)*; MEDIUM RISK *(1% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and sewer flooding. The increased risk of surface water flooding is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS30	38 Copse Road, Cobham	0.30	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(33% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(24 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

COS31	20 Stoke Road, Cobham	0.18	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(70.9% of site)*; MEDIUM RISK *(28% of site);* HIGH RISK *(9.2% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(20 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS32	Sainsbury's car park, Bridge Way, Cobham	0.31	1	58 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(32% of site);* MEDIUM RISK *(5% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS33	BMW Cobham, 18-22 Portsmouth Road, Cobham	0.47	1	27 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water –	Relocation not required. Whilst there is a risk of surface water flooding, this is over a small portion of the site and overall,	No	Passed	

							LOW RISK *(18.6% of site);* MEDIUM RISK *(7% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	the site is located in an area at low risk of flooding from all sources, now and in the future.			
COS34	Oxshott Medical Practice and Village Centre Hall, Holtwood Road	0.81	1	10 homes and 1,395 sq.m floorspace	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(21% of site);* MEDIUM RISK *(2% of site)* Groundwater – NO RISK Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
COS35	78 Portsmouth Road, Cobham	0.60	1	30 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(5% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)*	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				

Thames Ditton, Long Ditton, Hinchley Wood and Weston Green

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
D1	Brook House, Portsmouth Road, Thames Ditton	0.39	1	30 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – WET DAY *(5% of site)*	Relocation not required. Whilst there is a risk of sewer and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D2	Car Park south of Southbank, Thorkhill Road, Thames Ditton	0.23	1 (70%) 2 (30%)	7 homes	More vulnerable	5	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(7.4% of site);* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(44.8% of site);* LOWER THAMES 0.5% AEP – Thames Dominated *(7.4% of site);* LOWER THAMES 0.1% AEP – Thames Dominated *(7.4% of site)* Surface water –	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the	No	Passed	As the site affected by Flood Zone 2, a site-specific FRA is required. Applicants should prioritise locating development within the portion of the site that is within Flood Zone 1 as far as possible in the first

							LOW RISK *(13% of site)* MEDIUM RISK *(6% of site)* HIGH RISK *(3.9% of site)* Groundwater – NO RISK Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – DRY DAY *(21.3% of site)* WET DAY *(52.6% of site)*	proposed development at D2 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			instance. Then address and mitigate the sources of flooding on the site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided. Floodplain compensation should be provided with any increase in built footprint within the 1 in 100 plus appropriate climate change allowance.
D3	4-6 Manor Road South and 4 Greenways, Hinchley Wood	0.27	1	33 homes	More vulnerable	7	SITE IS WITHIN A MEDIUM PRIORITY AREA River – LOW RISK	Overall, the site is considered to be at medium risk of flooding. There is an increased risk of surface water and	No	Passed	Applicants should consult Surrey County Council to understand how best to

							Climate change – NO IMPACT Surface water – LOW RISK *(38.6% of site);* MEDIUM RISK *(0.5% of site)* Groundwater – POTENTIAL AT SURFACE *(59.4% of site)* Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	groundwater flooding. In addition, the site is in a medium priority flooding area. However, the site is at the lowest risk of flooding relatively to other medium risk sites and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D3 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			work within and address the priority flood area.
D4	Land to the rear of 5 Hinchley Way, Esher	0.19	1	6 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(100% of site)*; MEDIUM RISK *(85% of site);* HIGH RISK *(56.8% of site)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – NO RISK	from all sources, now and in the future.			
D5	89-90 Woodfield Road, Thames Ditton	0.07	2 (55%) 3a (45%)	7 homes	More vulnerable	3	River – HIGH RISK Climate change – RYTHE 20% CLIMATE CHANGE *(97.1% of site)* Surface water – LOW RISK *(84.8% of site)*; MEDIUM RISK *(17.2% of site);* HIGH RISK *(6.6% of site)* Groundwater – POTENTIAL AT SURFACE *(43.1% of site)* AND OF PROPERTIES BELOW GROUND *(56.9% of site)* Sewer – LOW RISK *(15 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at high risk of flooding but is at the lowest risk relatively to other high-risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D5 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. The majority of the site (97%) is at risk of flooding during the	Yes The details of the exception test are set out below.	Failed	As safe access/egress is unlikely to be achievable, safe refuge should be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area. A site-specific FRA is required to demonstrate the site will be safe. An increase in built footprint should not be proposed as it is not possible

								River Rythe design event (1% AEP plus a 20% climate change allowance) and it will not be possible to deliver floodplain compensation storage within the site. However, the existing built footprint covers the vast majority of the site and it is considered that an increase in footprint is not needed to deliver the allocated development on this site. The Level 2 SFRA identified that safe access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development may not be able to be made safe and the lack of safe access/egress would place undue burden on local emergency services.			to provide floodplain compensation on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
D6	Sundial House, the	0.64	1 (35%) 2 (64%) 3b (1%)	61 homes	More vulnerable	1	River – HIGH RISK Climate change –	Overall, the site is considered to be at high risk of flooding	No	Passed	Development will typically not be

	Molesey Venture						LOWER THAMES 3.3% AEP – Tributary Dominated *(0.7% of site);* LOWER THAMES 35% CLIMATE CHANGE - Tributary Dominated *(25.7% of site);* LOWER THAMES 81% CLIMATE CHANGE – Tributary Dominated *(61% of site);* LOWER THAMES 0.5% AEP – Tributary Dominated *(0.7% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated (58.7*% of site)* Surface water – LOW RISK *(9.4% of site)* Groundwater – NO RISK Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	and the highest risk relatively to other high-risk sites in the Borough due to the presence of flood zone 3b. However, this only covers a very small (1%) of the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D6 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed			permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development is not increased (and where possible reduced) and the number of occupants does not increase. Applicants should take a sequential approach and prioritise locating development within the portion of the site that is within Flood Zone 1, before looking to the part in Flood Zone 2. Then address and mitigate the sources of flooding on site.

								development to be located on the site.			As the site is affected by Flood Zone 2 and 3b, a site-specific FRA is required. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should use the higher central allowance in accordance with the EA's FRA climate change allowances guidance. Self-contained basement dwellings and basement bedrooms are not permitted. Self-contained. All other basements, basement extensions and

											basement conversions should be avoided.
D7	47 Portsmouth Road, Thames Ditton	0.35	2 (99%) 3b (1%)	25 homes	More vulnerable	1	River – HIGH RISK Climate change – RYTHE 20% CLIMATE CHANGE *(0.7% of site);* RYTHE 3.3% AEP *(0.5% of site);* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(4.7% of site);* LOWER THAMES 0.5% AEP - Thames Dominated *(5% of site);* LOWER THAMES 0.1% AEP - Thames Dominated *(5% of site)* Surface water – LOW RISK *(16.4% of site)*; MEDIUM RISK *(2.9% of site);* HIGH RISK *(1% of site)* Groundwater – POTENTIAL AT SURFACE *(10.12% of site)* Sewer – MEDIUM RISK *(12 events in last 5 years)* Reservoir – DRY DAY *(42.1% of site)* WET DAY *(4.4% of site)*	Overall, the site is considered to be at high risk of flooding and the highest risk relatively to other high-risk sites in the Borough due to the presence of flood zone 3b. However, this only covers a very small (1%) of the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D7 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. A sequential approach to the site	No	Passed	Development will not be permitted on the part of the site affected by Flood Zone 3b. As the site is affected by Flood Zone 2 and 3b, a site-specific FRA is required. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should use the higher central allowance in accordance with the EA's FRA climate change allowances guidance.

								layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed development to be located on the site.			Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
D8	Torrington, 18-20 St Mary's Road, Long Ditton	0.29	1	9 homes	More vulnerable	11	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D9	Corner Cottage, Portsmouth Road	0.09	2	5 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.9% of site)* Groundwater – NO RISK Sewer – MEDIUM RISK *(22 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding but is in an area at highest risk relatively to other medium risk sites. The Council has identified all reasonably available sites that have a	No	Passed	As the site is affected by Food Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are

							Reservoir – DRY DAY *(2.5% of site)* WET DAY *(12.8% of site)*	lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D9 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			not permitted. All other basements, basement extensions and basement conversions should be avoided.
D10	Bransby Lodge, St Leonards, Thames Ditton	0.18	1	5 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(6% of site)* Groundwater – NO RISK Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D11	Garages to the rear of Blair Avenue, Weston Green	0.11	2	4 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER MOLE 20% CLIMATE CHANGE *(55% of site)* Surface water – LOW RISK *(21.4% of site)*	Overall, the site is considered to be at medium risk of flooding but is in an area at highest risk relatively to other medium risk sites. The Council has identified all	No	Passed	Safe access/egress may not be achievable, safe refuge should be designed into the development above the

							Groundwater – NO RISK Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D11 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. Approximately half of the site (55%) is at risk of flooding during the Lower Mole design event (1% AEP plus a 20% climate change allowance). However, the existing built footprint covers the vast majority of the site and it is considered that an increase in footprint is not needed to deliver the allocated development on this site. The Level 2 SFRA identified that safe			Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area. A site-specific FRA is required to demonstrate that the development will be safe. Development should be steered away from the part of the site at risk of flooding during the Lower Mole design event (1% AEP plus a 20% climate change allowance) as far as possible. Any increase in built footprint within the design flood extent will need to be compensated

								access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development can be made safe and the lack of safe access/egress would not place undue burden on local emergency services. The site is within an area served by a flood warning system (064FWF35Rythe River Rythe between Oxshott and Thames Ditton); there is a rest centre at the Claygate centre available to residents in an emergency; and the Council has effective emergency procedures, including an evacuation plan, detailed in its Emergency Plan and the Surrey Local Resilience Forum Multi-Agency Flood Plan (MAFP) Part Two – Elmbridge			for, on a level for level volume for volume basis within the site to the 1 in 100 plus appropriate climate change allowance. (Applicants should refer to Level 1 SFRA for details of Floodplain Compensation Storage). Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

								Borough Council, which is reviewed and updated annually, would be enacted in the event of flooding.			
D12	Sandpiper, Newlands Avenue, Thames Ditton	0.53	1 (83% 2 (17%)	21 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(9.4% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – DRY DAY *(91.9% of site)* WET DAY *(96.6% of site)*	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D12 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
D13	Thames Ditton Centre for the Community, Mercer Close,	0.17	1	18 homes and reprovision of existing community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Whilst there is a risk of groundwater and sewer and reservoir flooding, overall, the site is located in an	No	Passed	

	Thames Ditton						Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – WET DAY *(96.6% of site)*	area at low risk of flooding from all sources, now and in the future.			
D14	British Legion, Betts Way, Long Ditton	0.17	1	Mixed use, including 9 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(46.1% of site);* MEDIUM RISK *(7% of site)* Groundwater – NO RISK Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D15	Flats 9-41 and Garages on Longmead Road, Thames Ditton	0.55	1 (79%) 2 (21%)	37 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(3.6% of site)* Groundwater – POTENTIAL AT SURFACE *(45.28% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(54.72% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement

							Reservoir – DRY DAY *(92.4% of site)* WET DAY *(17.2% of site)*	Elmbridge Local Plan. It is not possible to accommodate the proposed development at D15 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			extensions and basement conversions should be avoided.
D16	Ashley Road Car Park, Thames Ditton	0.21	1 (8%) 2 (92%)	14 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(68.9% of site);* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Thames Dominated *(85.1% of site)* Surface water – LOW RISK *(74.4% of site)* MEDIUM RISK *(36.2% of site)* HIGH RISK *(11.46 of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND *(100% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding but is in an area at highest risk relatively to other medium risk sites. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D16 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Failed	69% of the site is at risk of flooding during the Lower Thames: Thames dominated design event (1% AEP plus a 20% climate change allowance) and an increase in built footprint is not possible as flood compensation cannot be provided on site.

							Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*				
D17	Nuffield Health Club, Simpson Way, Long Ditton	0.69	1	16 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(2% of site)* Groundwater – NO RISK Sewer – NO RISK Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	The River Thames is 100m to the north of the site, and access along Portsmouth Road to the west of the site is shown to be at risk during the 1 in 100 plus 35% climate change extent of the Thames dominated scenario of the Thames (Datchet to Teddington) 2023 model design event. Alternative safe routes of access/egress are available for the site; to the east along Portsmouth Road, and on to Brighton Road; west along Portsmouth

											Road and south on Windmill Lane; or pedestrian access to the south on to Williams Grove. It is recommended that an Emergency Plan is developed for occupants of the site to set out the response in the event of flooding in the local area.
D18	118-120 Bridge Road East Molesey	0.08	1 (69%) 2 (31%)	6 homes	More vulnerable	5	River – MEDIUM RISK Climate change – LOWER THAMES 81% CLIMATE CHANGE – Tributary Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated *(31.3% of site)* Surface water – LOW RISK *(0.1% of site)* Groundwater – POTENTIAL AT SURFACE *(68% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(32% of site)*	Overall, the site is considered to be at medium risk of flooding but is at the higher end of medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the	No	Passed	As the site is affected by Flood Zone 2 a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions

							Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	proposed development at D18 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			should be avoided.
D19	Industrial units at 67 Summer Road East Molesey	0.17	2	12 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Tributary Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated *(100% of site)* Surface water – LOW RISK *(18.8% of site)* MEDIUM RISK *(1.2% of site)* Groundwater – NO RISK Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding but is in an area at highest risk relatively to other medium risk sites. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D19 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

D20	School Bungalow, Mercer Close, Thames Ditton	0.20	1	10 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.1% of site)* Groundwater – POTENTIAL AT SURFACE *(51% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(49% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – WET DAY *(75.3% of site)*	Relocation not required. Whilst there is a risk of groundwater, sewer and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D21	Nuffield Health car park, Simpson Way, Long Ditton	0.32	1	10 homes	More vulnerable	11	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – WET DAY *(39% of site)*	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	The River Thames is 200m to the north of the site, and access along Portsmouth Road to the west of the site is shown to be at risk during the 1 in 100 plus 35% climate change extent of the Thames dominated scenario of the Thames (Datchet to

											Teddington) 2023 model design event. Alternative routes of access/egress are available for the site; to the east along Portsmouth Road, and on to Brighton Road; west along Portsmouth Road and south on Windmill Lane; or pedestrian access to the south on to Williams Grove. It is recommended that an Emergency Plan is developed for occupants of the site to set out the response in the event of flooding in the local area.

D22	46 St Marys Road, Long Ditton	0.25	1	5 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(5% of site)* Groundwater – NO RISK Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D23	Old Pauline Sports Ground Car Park	0.85	1	35 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(4.6% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – DRY DAY *(0.6% of site)* WET DAY *(22.5% of site)*	Relocation not required. Whilst there is a risk of groundwater, sewer and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
D24	Community centres at the junction of Mercer Close and	0.36	1	29 homes and reprovision of existing	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT	Relocation not required. Whilst there is a risk of groundwater, sewer and reservoir	No	Passed	

	Watts Road, Thames Ditton			community use			Surface water – LOW RISK *(5.8% of site)* Groundwater – POTENTIAL AT SURFACE *(97% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(3% of site)* Sewer – MEDIUM RISK *(22 events in last 5 years)* Reservoir – WET DAY *(1.1% of site)*	flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
D25	5A-6A Station Road, Esher	0.09	1 (27%) 2 (73%)	5 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.3% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(96.1% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding but is in an area at highest risk relatively to other medium risk sites. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at D25 in an area with lower risk, as all lower risk sites have already been identified for	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

								other development or are not available.			

Esher

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
ESH1	Esher Place, 30 Esher Place Avenue, Esher	2.80	1	22 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.1% of site);* MEDIUM RISK *(1% of site);* HIGH RISK *(0.4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH2	30 Copsem Lane, Esher	0.56	1	21 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

ESH3	1-5 Millbourne Lane, Esher	0.10	1	25 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(23% of site)* Groundwater – NO RISK Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH4	Hanover Cottage, 6 Claremont Lane, Esher	0.32	1	12 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH5	35 New Road, Esher	0.26	1	5 homes	More vulnerable	10	River – LOW RISK	Relocation not required. Is located in an area at low risk	No	Passed	

							Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	of flooding from all sources, now and in the future.			
ESH6	6 Bracondale and 43 Claremont Lane	0.22	1	16 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(75.6% of site);* MEDIUM RISK *(56% of site);* HIGH RISK *(23% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH7	Willow House, Mayfair House and Amberhurst, Claremont More	0.50	1	57 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

	vulnerable Lane, Esher						Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK				
ESH8	Highwaymans Cottage Car Park, Portsmouth Road, Esher	0.18	1	9 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(7% of the site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(7 - 9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH9	Cafe Rouge, Portsmouth Road, Esher	0.17	1 (13%) 2 (87%)	20 homes and 117 sq.m of mixed use floorspace	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.3% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding and is at the highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other

							Reservoir – NO RISK	the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at ESH9 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			basements, basement extensions and basement conversions should be avoided.
ESH10	40 New Road, Esher	0.30	1	6 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(25.4% of site);* MEDIUM RISK *(12% of site);* HIGH RISK *(1.4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH11	45 More Lane, Esher	0.27	1	25 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	area at low risk of flooding from all sources, now and in the future.			
ESH12	Garages at Farm Road, Esher	0.10	1 (2%) 2 (98%)	3 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(96.1% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at the highest risk relative to other medium risk sites. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at ESH12 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

ESH13	42 New Road, Esher	0.27	1	6 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(31.4% of site);* MEDIUM RISK *(11% of site);* HIGH RISK *(0.4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a small portion of the site, and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH14	Two Furlongs and Wren House, Portsmouth Road, Esher	0.21	1	10 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(47.6% of site)* AND POTENTIAL AT SURFACE *(52% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

ESH15	Unit A & B Sandown Industrial Park, Esher	1.33	1 (97.4%) 2 (2.2%) 3a (0.3%) 3b (0.1%)	40 homes	More vulnerable	1	River – HIGH RISK Climate change – MIDDLE MOLE 3.3% AEP *(0.1% of site);* MIDDLE MOLE 25% CLIMATE CHANGE *(0.3% of site);* Surface water – LOW RISK *(0.4% of site)*; MEDIUM RISK *(0.1% of site);* Groundwater – POTENTIAL AT SURFACE *(97.22% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(0.7% of site)*	Overall, the site is considered to be at high risk of flooding due to the presence of Flood Zone 3a and at highest risk relative to other high-risk sites in the Borough due to the presence of Flood Zone 3b. However, this only covers a very small (0.3% and 0.1%) of the site, with 97.4% within Flood Zone 1. A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3a and 3b, would allow the proposed development to be located on the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not	Yes The details of the exception test are set out below.	Passed	Development will typically not be permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development is not increased (and where possible reduced) and the number of occupants does not increase. The boundary of site is within 10 m of the River Mole. Development will not be permitted within a 10 m buffer zone of the river. As the site is affected by Flood Zone 2, 3a and 3b, a site-specific

								possible to accommodate the proposed development at ESH15 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			FRA is required. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should use the higher central allowance in accordance with the EA's FRA climate change allowances guidance. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

ESH16	River Mole Business Park, Mill Road, Esher	2.10	1 (98%) 2 (2%)	200 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(17% of site)* MEDIUM RISK *(3.4% of site)* HIGH RISK *(1.3% of site)* Groundwater – POTENTIAL AT SURFACE *(79% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(5.7% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(42.4% of site)*	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough due to the presence of flood zone 2. However, this is only over a very small portion of the site (2%). The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at ESH16 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should steer development away from the part/s of the site that are affected by Flood Zone 2 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

ESH17	Units C and D, Sandown Industrial Park, Mill Road, Esher	1.27	1	60 homes	More vulnerable	6	SITE IS WITHIN A HIGH PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – LOW RISK *(18 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(42.3% of site)*	Overall, the site is considered to be at medium risk of flooding. There is an increased risk of groundwater flooding and the site is in a high priority flooding area. However the site is at the lower end of medium risk sites in the Borough and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at ESH17 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address the priority flood area.

ESH18	Windsor Houses, 34-40 High Street	0.08	1	Mixed use, including 8 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(7 - 9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH19	Hawkshill Place, Portsmouth Road, Esher	0.61	1	12 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15.7% of site)* MEDIUM RISK *(5% of site)* HIGH RISK *(0.4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH20	81 High Street, Esher	0.10	1	8 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT	Relocation not required. Whilst there is a risk of surface water flooding, this is only	No	Passed	

							Surface water – LOW RISK *(6.7% of site)* MEDIUM RISK *(2% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
ESH21	Esher Library and land adjoining, Church Street, Esher	0.20	1	15 homes and re-provision of existing community use	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH22	15 Clare Hill, Esher	1.35	1	55 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(5% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)*	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
ESH23	St Andrews and Hillbrow House, Portsmouth Road, Esher	0.28	1	30 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(21.4% of site)* MEDIUM RISK *(4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
ESH24	Civic Centre, High Street, Esher	2.71	1	400 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(19% of site)* MEDIUM RISK *(6% of site)* HIGH RISK *(2.4% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)*	Relocation not required. Whilst there is a risk of surface water flooding, this is only over a very small portion of the site and overall, the site is located in an area at relatively low risk of flooding from all sources, now and in the future. The Council has identified all	No	Passed	

							Reservoir – NO RISK	reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at ESH23 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			

Hersham

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
H1	63 Queens Road, Hersham	0.05	1	Mixed use, including 5 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H2	19 Old Esher Road, Hersham	0.06	1	5 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

H3	Hersham Shopping Centre, Molesey Road, Hersham	1.39	1	200 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – WET DAY *(3% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H4	Park House, Pratts Lane, Hersham	0.05	1	5 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H5	Car park to the south of Mayfield Road, Hersham	0.46	1	9 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(29.7% of site)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at	No	Passed	

							MEDIUM RISK *(4% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	low risk of flooding from all sources, now and in the future.			
H6	Hersham Day Centre and Village Hall, Queens Road, Hersham	0.40	1	Mixed use, including 15 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (4.9*% of site)* Groundwater – POTENTIAL AT SURFACE *(2% of site)* AND OF PROPERTIES BELOW GROUND *(98% of site)* Sewer – VERY LOW RISK *(4 – 5 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H7	New Berry Lane car park, Hersham	0.11	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – WET DAY *(24% of site)*				
H8	Hersham sports and social club 128 Hersham Road Hersham	0.12	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (0.3*% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – WET DAY *(3.2% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H9	Volkswagen Ltd Esher Road Hersham	0.12	1	27 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (9.7*% of site)* MEDIUM RISK (3*% of site)* Groundwater – POTENTIAL AT SURFACE *(28% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(72% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)*	Relocation not required. Whilst there is a risk of surface water, reservoir and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – WET DAY *(94.2% of site)*				
H10	The Royal George, 130-132 Hersham Road, Hersham	0.20	1	15 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (5.2*% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – WET DAY *(2% of site)*	Relocation not required. Whilst there is a risk of reservoir and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H11	Trinity Hall and 63-67 Molesey Road, Hersham	1.10	1	47 homes and re-provision of existing community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (6.1*% of site)* Groundwater – POTENTIAL AT SURFACE *(94% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(6% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

H12	Car Park next to Waterloo Court	0.64	1	62 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(42.7% of site)* MEDIUM RISK *(5% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(1% of site)* Sewer – VERY LOW RISK *(4 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, this is only over a very small portion of the site, and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H13	All Saints Catholic Church Hall Queens Road, Hersham	0.08	1	Mixed use, including 8 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(4 – 5 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
H14	Hersham Technology Park (Air Products)	4.18	1	4,350 sq.m of employment floorspace	Less vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water –	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is	No	Passed	

							LOW RISK (7.3*% of site)* MEDIUM RISK *(1% of site)* Groundwater – POTENTIAL AT SURFACE *(62% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(38% of site)* Sewer – VERY LOW RISK *(4 - 5 events in last 5 years)* Reservoir – NO RISK	located in an area at low risk of flooding from all sources, now and in the future.			
H15	Hersham Library, Molesey Road, Hersham	0.24	1	13 homes and re-provision of existing library	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (67.7*% of site)* Groundwater – POTENTIAL AT SURFACE *(58% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(42% of site)* Sewer – VERY LOW RISK *(4 - 5 events in last 5 years)* Reservoir – WET DAY *(99.2% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

Molesey

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
MOL1	2 Beauchamp Road, East Molesey	0.24	1	9 homes	More vulnerable	9	River – LOW RISK Climate change – LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(1% of site)* Surface water – LOW RISK (18*% of site)* MEDIUM RISK (7*% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
MOL2	133-135 Walton Road, East Molesey	0.11	2	Mixed use, including 8 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(95% of site)* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(100% of site);*	Overall, the site is considered to be at medium risk of flooding and is at the highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available	No	Passed	As safe access/egress is unlikely to be achievable, safe refuge should be designed into the development above the Level 2 SFRA

							LOWER THAMES 81% CLIMATE CHANGE – Tributary Dominated *(95% of site)* LOWER THAMES 0.1% AEP *(95% of site)* Surface water – LOW RISK *(29% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – LOW RISK *(5 – 10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL2 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. The majority of the site (95%) is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance). It will therefore not be possible to deliver floodplain compensation storage within the site for any increase in built footprint. However, the existing built footprint covers the vast			extreme flood event plus an allowance for climate change that is outside the flooded area. An increase in built footprint should not be proposed as it is not possible to provide floodplain compensation on site. A site-specific FRA is required to demonstrate that the site will be safe. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

								majority of the site and it is considered that an increase in footprint is not needed to deliver the allocated development on this site. The Level 2 SFRA identified that safe access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development can be made safe and the lack of safe access/egress would not place undue burden on local emergency services. The site is within an area served by a flood warning system (064FWF32Esher River Mole at Esher and East Molesey); there is a rest centre at the Molesey centre available to residents in an emergency; and the Council has effective			

								emergency procedures, including an evacuation plan, detailed in its Emergency Plan and the Surrey Local Resilience Forum Multi-Agency Flood Plan (MAFP) Part Two – Elmbridge Borough Council, which is reviewed and updated annually, would be enacted in the event of flooding.			
MOL 3	Garage block west of 14 and north of 15 Brende Gardens, West Molesey	0.05	1 (98%) 2 (2%)	4 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough due to the presence of flood zone 2. However, this is only over a very small portion of the site (2%). The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should steer development away from the part/s of the site that are affected by Flood Zone 2 as far as possible in the first instance. Then address and mitigate the sources of

								Plan. It is not possible to accommodate the proposed development at MOL3 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
MOL4	East Molesey Car Park, Walton Road, East Molesey	0.39	1 (2%) 2 (98%)	23 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(87.3% of site);* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(99.9% of site)* LOWER THAMES 0.1% AEP – Thames Dominated *(88.6% of site)* LOWER THAMES 81% CLIMATE CHANGE – Tributary Dominated *(87.3% of site)* LOWER THAMES 0.1% AEP – Tributary Dominated *(84.5% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at	No	Failed	87% of the site is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance) and an increase in built footprint is not possible as flood compensation is unlikely to be able to be

							Surface water – LOW RISK *(52.7% of site)* Groundwater – POTENTIAL AT SURFACE *(94% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(6.87% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	MOL4 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. 87% of the site is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance). It is therefore unlikely to be possible to deliver floodplain compensation storage within the site for any increase in built footprint.			provided on site.
MOL5	Garages to the rear of Belvedere Gardens, West Molesey	0.09	1	4 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – WET DAY *(96.1% of site)* DRY DAY *(100% of site)*				
MOL6	Garages to the rear of Island Farm Road, West Molesey	0.10	1	4 homes	More vulnerable	6	SITE IS WITHIN A HIGH PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – NO RISK Sewer – LOW RISK *(9 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(79.4% of site)*	Overall, the site is considered to be at medium risk of flooding as the site is in high priority flooding area. The site is at the lower end relative to other medium risk sites in the Borough and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL6 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address the priority flood area.

MOL8	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey	0.24	1	5 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK (11.7*% of site)* MEDIUM RISK (6*% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	The site is not indicated to be at risk of flooding from rivers during the design event, however the local area and access routes are at risk. Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is achievable for the site. A dry route is available west along Beauchamp Road, north along High Street, west along Walton Road, north along Rosemary Evenue and then west along Hurst Road. (Routes to the east

											from the site would include the part of Walton Road at Significant hazard and are therefore not suitable routes). The site is located within the 'River Mole at Esher and East Molesey' Flood Warning Area. Given the risk of flooding from rivers in the wider area, it is recommended that Emergency Plans are developed for occupants of the site to set out the response in the event of flooding, including access routes and places of safety.

MOL9	11-27 Down Street, West Molesey	0.20	1 (49%) 2 (51%)	7 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(24.5% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL9 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise steering development toward the area of the site in Flood Zone 1 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

MOL10	Vine Medical Centre, 69 Pemberton Road, East Molesey	0.11	2	Mixed use, including 7 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(86.8% of site);* LOWER THAMES 81% CLIMATE CHANGE Thames Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Thames Dominated *(100% of site);* LOWER THAMES 81% CLIMATE CHANGE Tributary Dominated *(86.8% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated *(52.8% of site)* Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL10 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. 87% of the site is at risk of flooding during Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change	No	Failed	87% of the site is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance) and an increase in built footprint is not possible as flood compensation is unlikely to be able to be provided on site.

								allowance). It is therefore unlikely to be possible to deliver floodplain compensation storage within the site for any increase in built footprint.			
MOL11	Molesey Hospital, High Street	0.75	1	70 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(12.4% of site);* MEDIUM RISK *(7% of site)* Groundwater – POTENTIAL AT SURFACE *(38% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – WET DAY *(98.5% of site)* DRY DAY *(100% of site)*	Relocation not required. Whilst there is a risk of surface water, groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL11 in an area with lower risk, as all lower risk sites have already been	No	Passed	

								identified for other development or are not available.			
MOL12	Henrietta Parker Centre, Ray Road, West Molesey	0.51	1 (4%) 2 (96%)	13 homes and re-provision of existing community use	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(58.1% of site);* MEDIUM RISK *(15.8% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(9 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL12 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
MOL13	Parking/garages at Grove Court Walton Road, East Molesey	0.11	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO IMPACT	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at	No	Passed	The site is not indicated to be at risk of flooding from rivers during the design event,

							Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – LOW RISK *(5 - 10 events in last 5 years)* Reservoir – DRY DAY *(99% of site)* WET DAY *(97.1% of site)*	low risk of flooding from all sources, now and in the future.			however the local area and access routes are at risk. Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is achievable for the site, south along Esher Road. This route is shown to be dry in the River Thames (Thames Dominated) model results, and Low hazard in the River Thames (Tributary Dominated) results. (Routes from the site to the west would include the part of Walton Road at Significant hazard

											(Thames Dominated scenario) and are therefore not suitable routes). The site is located within the 'River Mole at Esher and East Molesey' Flood Warning Area. Given the risk of flooding from rivers in the wider area, it is recommended that Emergency Plans are developed for occupants of the site to set out the response in the event of flooding, including access routes and places of safety.
MOL14	43 Palace Road, East Molesey	0.27	1 (16%) 2 (77%) 3b (7%)	18 homes	More vulnerable	1	River – HIGH RISK Climate change –	Overall, the site is considered to be at high risk of flooding as is at highest risk relative to other high-	Yes The details of the	Failed	83% of the site is at risk of flooding during the Lower Thames:

							LOWER THAMES 3.3% AEP – Thames Dominated *(6.8% of site);* LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(82.8% of site);* LOWER THAMES 81% CLIMATE CHANGE – Thames Dominated *(100% of site)* LOWER THAMES 0.5% AEP – Thames Dominated *(14.9% of site);* LOWER THAMES 0.1% AEP – Thames Dominated *(82.8% of site)* LOWER THAMES 81% Surface water – LOW RISK *(0.4% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	risk sites in the Borough due to the presence of flood zone 3b. However, this only covers a small portion of the site (7%). A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed development to be located on the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL13 in an area with lower risk, as all lower risk sites have already been identified for other	exception test are set out below.		Thames dominated design event (1% AEP plus a 20% climate change allowance)and an increase in built footprint is not possible as flood compensation is unlikely to be able to be provided on site.

								development or are not available. 83% of the site is at risk of flooding during the Lower Thames: Thames dominated design event (1% AEP plus a 20% climate change allowance). Development should be steered away from this area.			
MOL15	Pavilion Sports Club car park, Hurst Lane, East Molesey	0.34	2	9 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND *(100% of site)* Sewer – VERY LOW RISK *(5 events in last 5 years)* Reservoir – DRY DAY *(99.9% of site)* WET DAY *(99.3% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL15 in an area with lower risk, as all lower risk sites have	No	Passed	Safe refuge should be designed into the development above the extreme flood event plus an allowance for climate change that is outside the flooded area. A site-specific FRA is required to demonstrate that the site will be safe. Self-contained basement dwellings and basement

								already been identified for other development or are not available. The Level 2 SFRA identified that safe access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development can be made safe and the lack of safe access/egress would not place undue burden on local emergency services. The site is within an area served by a flood warning system (064FWF32Esher River Mole at Esher and East Molesey); there is a rest centre at the Molesey centre available to residents in an emergency; and the Council has effective emergency procedures, including an evacuation plan,			bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

								detailed in its Emergency Plan and the Surrey Local Resilience Forum Multi-Agency Flood Plan (MAFP) Part Two – Elmbridge Borough Council, which is reviewed and updated annually, would be enacted in the event of flooding.			
MOL16	Tesco Metro car park, Walton Road, East Molesey	0.21	2	11 homes	More vulnerable	4	River – MEDIUM RISK Climate change – LOWER THAMES 35% CLIMATE CHANGE – Thames Dominated *(100% of site);* LOWER THAMES 81% CLIMATE CHANGE - Thames Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Thames Dominated *(100% of site);* LOWER THAMES 81% CLIMATE CHANGE - Tributary Dominated *(100% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated *(100% of site)* Surface water – LOW RISK *(98.5% of site);*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL16 in an area with lower risk, as all lower risk sites have already been	No	Failed	100% of the site is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance) and an increase in built footprint is not possible as flood compensation cannot be provided on site.

							MEDIUM RISK *(63.5% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	identified for other development or are not available. The entire site (100%) is at risk of flooding during the Lower Thames: Thames dominated and tributary dominated design event (1% AEP plus a 20% climate change allowance). It will not be possible to deliver floodplain compensation storage within the site for any increase in built footprint. Therefore, proposed development should not increase the built footprint. Given the current use as a car park, this will limit the viable development on the site.			
MOL17	Water Works south of Hurst Road, West Molesey	0.31	1	14 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO IMPACT Groundwater – POTENTIAL OF	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources,	No	Passed	

							PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – LOW RISK *(4 – 9 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(91.4% of site)*	now and in the future.			
MOL18	Molesey Clinic and library, Walton Road, West Molesey	0.14	1	10 homes and re-provision of existing community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(22.1% of site);* MEDIUM RISK *(8% of site)* Groundwater – POTENTIAL AT SURFACE *(38% of site)* Sewer – VERY LOW RISK *(4 - 9 events in last 5 years)* Reservoir – WET DAY *(100% of site)* DRY DAY *(100% of site)*	Whilst there is a risk of surface water, groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
MOL19	5 Matham Road, East Molesey	0.41	1 (50.2%) 2 (48.6%) 3a (0.5%) 3b (0.7%)	23 homes	More vulnerable	1	River – HIGH RISK Climate change – LOWER THAMES 3.3% AEP – Tributary Dominated *(0.7% of site);* LOWER THAMES 35% CLIMATE CHANGE –	Overall, the site is considered to be at high risk of flooding and is at highest risk relative to other high-risk sites int he Borough due to the presence of flood	Yes The details of the exception test are	Passed	Development is not permitted in the part of the site affected by Flood Zone 3b. Applications

							Tributary Dominated *(1.8% of site);* LOWER THAMES 81% CLIMATE CHANGE – Tributary Dominated 49.8*x% of site)* LOWER THAMES 0.5% AEP – Tributary Dominated *(1.4% of site);* LOWER THAMES 0.1% AEP – Tributary Dominated *(49.8% of site)* Surface water – LOW RISK *(0.5% of site)* Groundwater – POTENTIAL AT SURFACE *(47% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(48% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	zone 3b. However, this only covers a very small portion of the site (2%). A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed development to be located on the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at MOL19 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	set out below.		must locate development away from this area. As the site is affected by Flood Zone 2 and 3b, a site-specific FRA is required. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should use the higher central allowance in accordance with the EA's FRA climate change allowances guidance. Applications should prioritise steering development toward the area of the site in Flood Zone

											1 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
MOL20	Joseph Palmer Centre, 319a Walton Road	0.50	1	60 care homes units	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(7.1% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(4 - 9 events in last 5 years)*	Relocation not required Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at relatively low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – WET DAY *(100% of site)* DRY DAY *(100% of site)*				

Weybridge

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
WEY1	75 Oatlands Drive, Weybridge	0.22	1	9 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(49.5% of site);* MEDIUM RISK *(43% of site);* HIGH RISK *(38.2% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY2	9 and rear of 11 and 13 Hall Place Drive	0.32	1	7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(68% of site);* MEDIUM RISK *(9% of site)*	Relocation not required. Whilst there is a risk of surface water, groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources,	No	Passed	

							Groundwater – LIMITED POTENTIAL *(14.14% of site)* AND POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(86% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK	now and in the future.			
WEY3	24-26 Church Street, Weybridge	0.05	1	15 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation note required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY4	Quadrant Courtyard, Weybridge	0.16	1	15 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(15.5% of site);* MEDIUM RISK *(1% of site)*	Relocation note required. Whilst there is a risk of surface water groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – WET DAY *(7.4% of site)*				
WEY5	Weybridge Hospital and car park, 22 Church Street Weybridge	0.83	1	Mixed use, including 30 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(6.7% of site);* MEDIUM RISK *(3% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation note required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY6	Weybridge Centre for the Community, Churchfield Place, Weybridge	0.06	1	8 homes and re-provision of existing community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.6% of site);*	Relocation note required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK				
WEY7	Oak House, 19 Queens Road, Weybridge	0.16	1	10 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY8	Garages to the west of 17 Grenside Road, Weybridge	0.07	1	5 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)*	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK				
WEY9	Heath Lodge, St Georges Avenue	0.14	1	6 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(37.5% of site);* MEDIUM RISK 15*% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY10	8 Sopwith Drive, Brooklands Industrial Park	1.14	2 (27%) 3a (73%)	1,404 sq.m commercial	Less vulnerable	2	River – HIGH RISK Climate change – LOWER WEY 25% CLIMATE CHANGE *(97.4% of site);* LOWER WEY 35% CLIMATE CHANGE *(98.5% of site)* Surface water – LOW RISK *(44.9% of site);* MEDIUM RISK *(10.9% of site);*	Overall, the site is considered to be at high risk of flooding due to the presence of flood zone 3a. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge	No	Passed	As safe access/egress may not be achievable, safe refuge should be designed into the development above the extreme flood event plus an allowance for climate change that is

							HIGH RISK *(1.5% of site);* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – WET DAY *(100% of site)*	Local Plan. It is not possible to accommodate the proposed development at WEY10 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. As the proposed development is less vulnerable to flood risk it is deemed to be appropriate. A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3a as far as possible. The majority of the site (97%) is at risk of flooding during the Lower Wey design event (1% AEP plus a 20% climate change allowance) and it will not be possible to deliver floodplain compensation			outside the flooded area. A site-specific FRA is required. To demonstrate the development will be safe. Proposed development should not increase the built footprint. Applications prioritise locating development in the portion of the site outside of Flood Zone 3a as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. As the site is proposed for Less Vulnerable development, proposals

								storage within the site for any increase in built footprint. However, the existing built footprint covers the vast majority of the site and it is considered that an increase in footprint is not needed to deliver the allocated development on this site. The Level 2 SFRA identified that safe access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development can be made safe and the lack of safe access/egress would not place undue burden on local emergency services. The site is within an area served by a flood warning system (061FWF30XByfleet			should consider options for flood resilience. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.

								River Wey at Wisley and Byfleet); there is a rest centre at the Weybridge centre available to residents in an emergency; and the Council has effective emergency procedures, including an evacuation plan, detailed in its Emergency Plan and the Surrey Local Resilience Forum Multi-Agency Flood Plan (MAFP) Part Two – Elmbridge Borough Council, which is reviewed and updated annually, would be enacted in the event of flooding.			
WEY11	9 Cricket Way, Weybridge	0.35	1	5 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – LOW RISK	Relocation not required. Whilst there is a risk of groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							(7 - 10 events in last 5 years) Reservoir – NO RISK				
WEY12	Locke King House, 2 Balfour Road, Weybridge	0.17	1	12 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY13	York Road Car Park, Weybridge	0.12	1	8 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY14	HFMC House, New Road and 51 Prince's	0.08	1	6 homes	More vulnerable	10	River – LOW RISK	Relocation not required. Is located in an area at low risk	No	Passed	

	Road, Weybridge						Climate change – NO IMPACT Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	of flooding from all sources, now and in the future.			
WEY15	Floors above Waitrose, 62 High Street, Weybridge	0.17	1	9 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(7.5% of site);* MEDIUM RISK *(6% of site);* HIGH RISK *(5.9% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	.
WEY16	Weybridge Library, Church Street, Weybridge	0.14	1	Mixed use, including 30 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT	Relocation not required. Whilst there is arisk of surface water and groundwater	No	Passed	

							Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
WEY17	Garages to the rear of Broadwater House, Grenside Road, Weybridge	0.12	1	20 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(46% of site);* MEDIUM RISK *(19% of site);* HIGH RISK *(11.6% of site)* Groundwater – POTENTIAL AT SURFACE *(75% of site)* AND OF PROPERTIES BELOW GROUND *(25% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY18	59-65 Baker St, Weybridge	0.14	1	Mixed use, including 14 homes	More vulnerable	8	River – LOW RISK	Relocation not required. Whilst there is a risk of	No	Passed	

							Climate change – NO IMPACT Surface water – LOW RISK *(5.6% of site)* Groundwater – POTENTIAL AT SURFACE *(49% of site)* AND OF PROPERTIES BELOW GROUND *(51% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
WEY19	Shell Petrol Filling Station, 95 Brooklands Road, Weybridge	0.18	1 (89.3%) 2 (8.3%) 3a (2.4%)	5 homes	More vulnerable	3	River – HIGH RISK Climate change – LOWER WEY 25% CLIMATE CHANGE *(4.3% of site);* LOWER WEY 35% CLIMATE CHANGE *(4.3% of site)* Surface water – LOW RISK *(0.2% of site)*; MEDIUM RISK *(0.1% of site);* HIGH RISK *(6.6% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK	Overall, the site is considered to be at high risk of flooding due to the presence of flood zone 3a. However, this only covers a very small portion of the site (2.4%) and the site is at relatively low risk compared to other high risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations	Yes The details of the exception test are set out below.	Passed	As the site is affected by Flood Zone 2 and 3a, a site-specific FRA is required. Applications should prioritise locating development in the portion of the site within Flood one 1 as far as possible in the first instance. Then address and mitigate the sources of

							(28 events in last 5 years) Reservoir – WET DAY *(13.2% of site)*	proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WEY19 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. A sequential approach to the site layout - locating the development in the lower risk portion of the site, should be taken to ensure development is steered away from areas in flood zone 3a and with increased flood risk from other sources as far as possible.			flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
WEY20	Garages at Brockley Combe, Weybridge	0.23	1	7 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(44.3% of site);* MEDIUM RISK *(30% of site);*	Relocation not required. Whilst there is a risk of surface water flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							HIGH RISK *(10.8% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK				
WEY21	35-47 Monument Hill, Weybridge	0.57	1	Mixed use, including 20 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(11.3% of site);* MEDIUM RISK *(6% of site);* HIGH RISK *(1.8% of site)* Groundwater – LIMITED POTENTIAL *(53.59% of site)* AND POTENTIAL OF PROPERTIES BELOW GROUND (46% of site) Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at a low risk of flooding from all sources, now and in the future.	No	Passed	
WEY22	2-8 Princes Road, Weybridge	0.19	1	Mixed use, including 10 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT	Relocation not required. Is located in an area at low risk of flooding from all	No	Passed	

							Surface water – NO RISK Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	sources, now and in the future.			
WEY23	Weybridge Bowling Club, 19 Springfield Lane, Weybridge	0.21	1	11 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.3% of site)* Groundwater – POTENTIAL AT SURFACE *(93% of site)* AND OF PROPERTIES BELOW GROUND (7% of site) Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY24	181 Oatlands Drive, Weybridge	0.17	1	12 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK				
WEY25	The Old Warehouse, 37A Church Street, Weybridge	0.08	1	5 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY26	The Heights, Weybridge	20	1 (23.7%) 2 (33.7%) 3a (39.7%) 3b (2.9%)	9,500 sq.m of employment floorspace	Less vulnerable	1	River – HIGH RISK Climate change – LOWER WEY 3.3% AEP *(2.9% of site);* LOWER WEY 25% CLIMATE CHANGE *(58.1% of site);* LOWER WEY 35% CLIMATE CHANGE *(60.8% of site)* Surface water – LOW RISK *(21% of site);*	Overall, the site is considered to be at high risk of flooding and is at highest risk relative to other high-risk sites int eh Borough due to the presence of both flood zone 3a and 3b. Flood zone 3b only covers a very small proportion of the site (2.9%). A sequential	No	Passed	Development will typically not be permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development is not increased (and

							MEDIUM RISK *(6.5% of site);* HIGH RISK *(2.1% of site);* Groundwater – LIMTIED POTENTIAL *(19.2% of site)*; POTENTIAL AT SURFACE *(4.94% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(75.86% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK	approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed development to be located on the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WEY26 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. 58% of the site is at risk of flooding during the Lower Wey design event (1% AEP plus a 20% climate change allowance).			where possible reduced) and the number of occupants does not increase. The site is within 10 m of the River Wey. Development will not be permitted within a 10 m buffer zone of the river. Applications should prioritise locating development within the portion of the site within Flood Zone 1 as far as possible in the first instance before looking at Flood Zone 2 and if necessary 3a. Then address and mitigate the sources of flood risk on site.

								However, a significant proportion of the site is already covered by built form and it may not be necessary to increase built footprint.			Development should be steered away from the area at risk of flooding during the Lower Wey design event (1% AEP plus a 20% climate change allowance). Any increase in built footprint within the design flood extent will need to be compensated for, on a level for level volume for volume basis within the site to the 1 in 100 plus appropriate climate change allowance. (Applicants should refer to the Level 1 SFRA for details of Floodplain Compensation Storage).

											Safe access/egress may be achievable to the east of the site via Brooklands Road. Safe refuge should be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area. A site-specific FRA is required to demonstrate the site will be safe. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should

											use the higher central allowance in accordance with the EA's FRA climate change allowances guidance. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided. As the site is proposed for Less Vulnerable development, proposals should consider options for flood resilience.
WEY27	Oatlands car park, Oatlands Drive, Weybridge	0.16	1	8 homes	More vulnerable	10	River – LOW RISK	Relocation not required. Is located in an area at low risk	No	Passed	

							Climate change – NO IMPACT Surface water – LOW RISK *(12% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	of flooding from all sources, now and in the future.			
WEY28	179 Queens Road, Weybridge	0.41	1	9 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(18.3% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY29	1 Princes Road, Weybridge	0.27	1	19 homes	More vulnerable	10	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK	Relocation not required. Is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK				
WEY30	NHS North West, 58 Church Street, Weybridge	0.26	1	Mixed use, including 19 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.3% of site)* Groundwater – POTENTIAL AT SURFACE *(73% of site)* AND OF PROPERTIES BELOW GROUND LEVEL *(27% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY31	Weybridge Delivery Office, Elmgrove Road	0.09	1	Mixed use, including 5 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.1% of site)*	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all	No	Passed	

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	sources, now and in the future.			
WEY32	Baker Street car park, Weybridge	0.12	1	Mixed use, including 7 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY33	GlaxoSmithKline, St. Georges Avenue	2.59	1	100 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(20.7% of site);* MEDIUM RISK *(6% of site);* HIGH RISK *(1.5% of site)*	Relocation not required. Whilst there is a risk of surface water flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK				
WEY34	Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge	0.48	1	11 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(2.9% of site);* MEDIUM RISK *(2% of site)* Groundwater – LIMITED POTENTIAL *(100% of site)* Sewer – LOW RISK *(10 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WEY35	Horizon Business Village, Brooklands Road, Weybridge	1.92	2 (14.5%) 3a (77.6%) 3b (7.9%)	6,000 sq.m of employment floorspace	Less vulnerable	1	River – HIGH RISK Climate change – LOWER WEY 3.3% AEP *(7.9% of site);* LOWER WEY 25% CLIMATE CHANGE *(87.3% of site);* LOWER WEY 35% CLIMATE CHANGE *(95.9% of site)* Surface water –	Overall, the site is considered to be at high risk of flooding and is at highest risk relative to other high-risk sites in the Borough due to the presence of flood zone 3a and 3b. Flood zone 3b only covers a small proportion of the site	No	Passed	Development will typically not be permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development

							LOW RISK *(30.1% of site);* MEDIUM RISK *(19.4% of site);* HIGH RISK *(14.7% of site);* Groundwater – LIMTIED POTENTIAL *(100% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – WET DAY *(99.9% of site)*	(7.9%). A sequential approach to the site layout - locating the development in the lower risk portion of the site, outside of flood zone 3b, would allow the proposed development to be located on the site. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WEY35 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available. The majority of the site (87%) is at risk of flooding during the Lower Wey design event (1% AEP plus a 20%			is not increased (and where possible reduced) and the number of occupants does not increase. Applications should prioritise locating development within the portion of the site within Flood Zone 2 as far as possible in the first instance before looking at 3a. Then address and mitigate the sources of flood risk on site. As safe access/egress is unlikely achievable on site, safe refuge should be designed into the development above the

								climate change allowance) and it will not be possible to deliver floodplain compensation storage within the site for any increase in built footprint. However, a significant proportion of the site is already covered by built form and it may not be necessary to increase built footprint. The Level 2 SFRA identified that safe access/egress to the site may not be achievable. In consultation with its Emergency Planning service, the Council has concluded that the proposed development can be made safe and the lack of safe access/egress would not place undue burden on local emergency services. The site is within an area served by a flood warning			Lower Wey extreme flood event (0.1% AEP) plus an allowance for climate change that is outside the flooded area. A site-specific FRA is required to demonstrate the development will be safe. A site specific sequential and exception test will also be required to demonstrate that the site can be delivered. These should use the higher central allowance in accordance with the EA's FRA climate change allowances guidance.

								system (061FWF30XByfleet River Wey at Wisley and Byfleet); there is a rest centre at the Weybridge centre available to residents in an emergency; and the Council has effective emergency procedures, including an evacuation plan, detailed in its Emergency Plan and the Surrey Local Resilience Forum Multi-Agency Flood Plan (MAFP) Part Two – Elmbridge Borough Council, which is reviewed and updated annually, would be enacted in the event of flooding.			Proposed development should not increase the built footprint. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided due to the increased risk of flooding. As the site is proposed for Less Vulnerable development, proposals should consider options for flood resilience.
WEY36	1-8 Dovecote Close, Weybridge	0.47	1	7 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT	Relocation not required. Whilst there is a risk of groundwater and	No	Passed	

							Surface water – LOW RISK *(6.7% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – WET DAY *(8.8% of site)*	reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
WEY37	Foxholes, Weybridge	4.10	1	78 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(26.2% of site);* MEDIUM RISK *(6% of site);* HIGH RISK *(2.3% of site)* Groundwater – LIMITED POTENTIAL *(99.92% of site)* Sewer – MEDIUM RISK *(28 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and sewer flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

Walton-on-Thames

Site ref.	Site name	Site area (ha)	Flood zone	Proposed development	Vulnerability	SFRA rank	Flood Risk from all sources now and in the future	Can development be steered towards an area at lower risk?	Exception test required?	Sequential test passed?	Requirements for applications
WOT1	12-16a High Street, Walton-on-Thames	0.10	1	Mixed use, including 24 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.2% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT2	Leylands House, Molesey Road, Walton-on-Thames	0.31	1 (28%) 2 (72%)	56 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise locating development within the

							Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT2 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			portion of the site that is within Flood Zone 1 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
WOT3	Garages to the rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames	0.06	1	4 homes	More vulnerable	6	SITE IS WITHIN A HIGH PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.1% of site);* MEDIUM RISK *(0.1% of site)*	Overall, the site is considered to be at medium risk of flooding as the site is in high priority flooding area. However, is at the lower end relative to other medium risk sites in the Borough and is entirely within Flood Zone 1.	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address the priority flood area.

							Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT3 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			
WOT4	9-21a High Street, Walton-on-Thames	0.24	1	Mixed use, including 71 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(6.5% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(7 – 8 events in last 5 years)*	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
WOT5	63-69 High Street, Walton-on-Thames	0.13	1	Mixed use, including 28 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 - 8 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT6	Garages to the rear of 17-27 Field Common Lane, Walton-On-Thames	0.08	2	3 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement

								proposed development at WOT6 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			conversions should be avoided.
WOT7	Walton Park Car Park, Walton Park	0.33	1	17 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(4.5% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT8	16-18 Sandy Lane	0.11	1 (50%) 2 (50%)	7 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(39.4% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise locating development within the

							(8 events in last 5 years) Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT8 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			portion of the site within Flood Zone 1 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
WOT9	Garages adjacent to 1 Tumbling Bay, Walton-On-Thames	0.05	1	2 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*				
WOT10	Garages at Sunnyside, Walton-on-Thames	0.14	1	4 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(63.2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT11	The Playhouse, Hurst Grove, Walton-on-Thames	0.21	1	20 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(41.3% of site);* MEDIUM RISK *(12% of site);* HIGH RISK *(0.4% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND *(100% of site)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK				
WOT12	147 Sidney Road	0.10	1	8 homes	More vulnerable	6	SITE IS WITHIN A HIGH PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(33.8% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(88.7% of site)*	Overall, the site is considered to be at medium risk of flooding as the site is in high priority flooding area. However, is at the lower end relative to other medium risk sites in the Borough and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT12 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address the priority flood area.

WOT13	Halfway Car Park, Hersham Road, Walton-on-Thames	0.23	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(64.2% of site);* MEDIUM RISK *(10% of site);* HIGH RISK *(1.4% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(7 – 43 events in last 5 years)* Reservoir – DRY DAY *(99.7% of site)* WET DAY *(100% of site)*	Relocation not required. Whilst there is a risk of surface water, groundwater, sewer and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT14	20 Sandy Lane, Walton-on-Thames	0.10	1 (45%) 2 (55%)	7 homes	More vulnerable	4	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(44.4% of site);* MEDIUM RISK *(0.3% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding and is at highest risk relative to other medium risk sites in the Borough. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local	No	Passed	As the site affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise locating development within the portion of the site within Flood Zone 1 as far as

							Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Plan. It is not possible to accommodate the proposed development at WOT14 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
WOT15	Bradshaw House Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames	0.47	1	18 care home units	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(6.2% of site)* Groundwater –LIMITED POTENTIAL (*1.45% of site)* AND POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(99% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)*	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
WOT16	Elm Grove, 1 Hersham Road, Walton-on-Thames	1.01	1	Mixed use, including 70 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(30.9% of site);* MEDIUM RISK *(16% of site);* HIGH RISK *(9.5% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 – 8 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT17	Rylton House, Hersham Road, Walton-On-Thames	0.23	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(61.1% of site);* MEDIUM RISK *(15% of site);* HIGH RISK *(1.7% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							(7 events in last 5 years) Reservoir – NO RISK				
WOT18	Cornerstone Church, 38 Station Avenue, Walton- On-Thames	0.17	1	30 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(6.9% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT19	Walton Comrades Club, 7 Franklyn Road, Walton-On-Thames	0.14	1	16 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – DRY DAY *(100% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							WET DAY *(100% of site)*				
WOT20	P G S Court, Halfway Green, Walton-on-Thames	0.67	1	Mixed use, including 23 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – WET DAY *(0.2% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT21	Fire/Ambulance station, Hersham Road, Walton-On-Thames	0.52	1	Mixed use, including 21 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(36.2% of site);* MEDIUM RISK *(4% of site);* HIGH RISK *(0.4% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(8.4% of site)* WET DAY *(15.7% of site)*	Relocation not required. Whilst there is a risk of surface water, groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

WOT22	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames	0.16	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(60.9% of site);* MEDIUM RISK *(6% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Relocation not required. Whilst there is a risk of surface water, groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT23	Unit Rear of and 12-14 Sandy Lane, Walton-On-Thames	0.11	1 (97%) 2 (3%)	9 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(0.6% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)*	Overall, the site is considered to be at medium risk of flooding and is at the higher end of medium risk sites in the Borough due to the presence of flood zone 2. However, this is only over a very small portion of the site (3%). The Council has identified all	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise locating development within the portion of site within Flood

							Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT23 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			Zone 1as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other basements, basement extensions and basement conversions should be avoided.
WOT24	Garages off Copenhagen Way, Walton-on-Thames	0.14	1	7 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(1.2% of site);* HIGH RISK *(0.1% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							Reservoir – NO RISK				
WOT25	Regnolruf Court, Church Street, Walton-on-Thames	0.23	1	7 homes	More vulnerable More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(5.4% of site)* Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT26	Fernleigh Day Centre, Fernleigh Close, Walton-On-Thames	0.61	1	19 homes and re-provision of existing community use	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(21.9% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT27	Garages to the rear of 8 Sidney	0.07	1	8 homes	More vulnerable	9	River – LOW RISK	Relocation not required. Whilst	No	Passed	

	Road, Walton-on- Thames						Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(100% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – NO RISK	there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
WOT28	Garages at Collingwood Place, Walton-on-Thames	0.19	1	9 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(16.8% of site);* MEDIUM RISK *(1% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	Relocation not required Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT29	Garages at Home Farm Gardens, Walton-on-Thames	0.11	1	6 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT	Relocation not required Whilst there is a risk of surface water groundwater, sewer and reservoir	No	Passed	

							Surface water – LOW RISK *(3.8% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – MEDIUM RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(10.3% of site)*	flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.			
WOT30	Case House, 85-89 High Street, Walton On Thames	0.32	1	28 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(18.8% of site);* MEDIUM RISK *(2% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 - 8 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT31	Station Avenue Car Park, Station Avenue, Walton-on-Thames	0.59	1	50 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(20.8% of site);*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an	No	Passed	

							MEDIUM RISK *(9% of site);* HIGH RISK *(3.3% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK	area at low risk of flooding from all sources, now and in the future.			
WOT32	1 Cleveland Close, Walton-On-Thames	0.10	1	8 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – NO RISK Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – DRY DAY *(0.3% of site)* WET DAY *(3.4% of site)*	Relocation not required. Whilst there is a risk of groundwater and reservoir flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT33	Manor Road Car Park, Manor Road, Walton-on-Thames	0.29	1	31 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(8.7% of site);* MEDIUM RISK *(6% of site)*	Relocation not required. Whilst there is a risk of surface water and groundwater flooding, overall, the site is located in an area at low risk of flooding from all	No	Passed	

							Groundwater –LIMITED POTENTIAL *(1% of site)* POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(99% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – NO RISK	sources, now and in the future.			
WOT34	Courtlands & 1-5 Terrace Road, Walton-on-Thames	0.44	1	63 homes	More vulnerable	9	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(3.2% of site)* Groundwater –LIMITED POTENTIAL *(41.48% of site)* POTENTIAL OF PROPERTIES BELOW GROUND LEVEL *(59% of site)* Sewer – VERY LOW RISK *(8 events in last 5 years)* Reservoir – NO RISK	Relocation not required. Whilst there is a risk of groundwater flooding, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	
WOT35	The Heath Centre, Rodney Road, Walton-on-Thames	1.20	1	Mixed use, including 36 homes	More vulnerable	6	SITE IS WITHIN A HIGH PRIORITY AREA River – LOW RISK Climate change – NO IMPACT Surface water –	Overall, the site is considered to be at medium risk of flooding as the site is in high priority flooding area. However, it is at the lower end relative to other medium risk	No	Passed	Applicants should consult Surrey County Council to understand how best to work within and address

							LOW RISK *(10% of site);* MEDIUM RISK *(2.5% of site);* HIGH RISK *(1.5% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(19.4% of site)*	sites in the Borough and is entirely within Flood Zone 1. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT35 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.			the priority flood area.
WOT36	Bridge Motor Works, New Zealand Avenue, Walton-On-Thames	0.29	1	35 homes	More vulnerable	8	River – LOW RISK Climate change – NO IMPACT Surface water – LOW RISK *(3.1% of site);* MEDIUM RISK *(1% of site);* HIGH RISK *(0.6% of site)* Groundwater – POTENTIAL OF	Relocation not required. Whilst there is a risk of surface water and groundwater, overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed	

							PROPERTIES BELOW GROUND *(100% of site)* Sewer – VERY LOW RISK *(7 events in last 5 years)* Reservoir – NO RISK				
WOT37	35 to 38 and land north of Mellor Close, Walton-on-Thames	0.20	1 (55%) 2 (45%)	5 homes	More vulnerable	5	River – MEDIUM RISK Climate change – NO IMPACT Surface water – LOW RISK *(2.1% of site)* Groundwater – POTENTIAL AT SURFACE *(100% of site)* Sewer – HIGH LOW RISK *(43 events in last 5 years)* Reservoir – DRY DAY *(100% of site)* WET DAY *(100% of site)*	Overall, the site is considered to be at medium risk of flooding but is at the higher end of medium risk sites in the Borough due to the presence of flood zone 2. The Council has identified all reasonably available sites that have a lower risk of flooding from all sources in the site allocations proposed in the Draft Elmbridge Local Plan. It is not possible to accommodate the proposed development at WOT37 in an area with lower risk, as all lower risk sites have already been identified for other development or are not available.	No	Passed	As the site is affected by Flood Zone 2, a site-specific FRA is required. Applications should prioritise locating development within the portion of the site in Flood Zone 1 as far as possible in the first instance. Then address and mitigate the sources of flood risk on site. Self-contained basement dwellings and basement bedrooms are not permitted. All other

											basements, basement extensions and basement conversions should be avoided.

Exception Test

D5: 89-90 Woodfield Road, Thames Ditton

Part one:

The Sustainability Appraisal (SA) of the site set out in the Council's Land Availability Assessment, 2022 demonstrates that the proposed development would represent the re-use of suitable brownfield land that is in a sustainable location for residential development, with established good transport links. There is access to local bus stops 650m from the site, as well as trains from Hinchley Wood station, a state school and health centre 800m from the site.

The proposed development also scores positively against a wide range of the Council's SA objectives, including contributing to increasing the supply of homes in the Borough; development of previously developed land (PDL); and development in a location within 1.5 km of employment opportunities within Thames Ditton local centre.

In addition, any scheme on the site will be required to provide an overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure; restrict surface water runoff rates to greenfield rates as far as possible; demonstrate sustainable approaches to the management of surface water making use of SuDS and incorporate soft landscaping, planting, and permeable surfacing.

Although there are a number of wider benefits of the proposed site allocation identified against the Council's Sustainability Assessment framework objectives. Due to the lack of safe access and egress to the site and advice from the Council's Emergency Planning service that the development may not be able to be made safe, it is considered that the wider sustainability benefits of the proposed development to not outweigh flood risk on the site.

Part two:

Over half (55%) of the site is located in Flood Zone 2, with 45% affected by Flood Zone 3a. Although a sequential approach can be taken to the site layout - locating the development in the lowest risk portion of the site, to ensure development is steered away from areas in flood zone 3a as far as possible, it is unlikely that the allocated development could avoid it entirely and there would be development in an area at high risk of flooding.

Safe access and egress is not likely to be achievable and the Council's emergency planning service has concluded that the proposed development may not be able to be made safe and would place undue burden on local emergency services.

The majority of the site (97%) is at risk of flooding during the River Rythe design event (1% AEP plus a 20% climate change allowance) and it will not be possible to deliver floodplain compensation storage within the site for any increase in built footprint and development will be required not to increase the built footprint. However, the existing

built footprint covers the vast majority of the site and it is considered that an increase in footprint is not needed to deliver the allocated development on this site.

A site-specific FRA, sequential test and exception test will be required to demonstrate that the development will be safe now and, in the future, and in particular must address the need for safe refuge to be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area.

In addition, proposals will be required to demonstrate that all sources of flooding can be addressed and mitigated using the measures detailed in the Level 1 SFRA.

Conclusion

The Council considers that in this case the site is deemed to have failed both parts one and two of the Exception Test due to the lack of safe access/egress and advice from the Council's Emergency Planning service.

ESH15: River Mole Business Park, Mill Road, Esher

Part one:

The Sustainability Appraisal (SA) of the site set out in the Council's Land Availability Assessment, 2022 demonstrates that the proposed development would represent the re-use of suitable brownfield land that is in a sustainable and suitable location for residential development, with established good transport links. There is access to local bus stops, a state school and health centre 800m from the site.

The proposed development also scores positively against a wide range of the Council's SA objectives, including contributing to increasing the supply of homes in the Borough; development of PDL; and development within 1.5 km of employment opportunities within Esher district centre that outweigh the negative impact of flood risk on the site.

In addition, any scheme on the site will be required to provide an overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure; restrict surface water runoff rates to greenfield rates as far as possible; demonstrate sustainable approaches to the management of surface water making use of SuDS and incorporate soft landscaping, planting, and permeable surfacing.

Given the wider benefits of the proposed site allocation identified against the Council's Sustainability Assessment framework objectives and the improvements to flood risk that will be required, it is considered that the wider sustainability benefits of the proposed development outweigh flood risk on the site.

Part two:

The majority of the site (97.4%) is located within Flood Zone 1, with only 2.2%, 0.3% and 0.1% affected by Flood Zone 2, 3a and 3b respectively. A sequential approach

can be taken to the site layout – prioritising locating the development in the portion of site within Flood Zone 1 avoiding Flood Zone 3b, 3a entirely and likely Flood Zone 2 as well.

In any case development will typically not be permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development is not increased (and where possible reduced) and the number of occupants does not increase.

The boundary of site is within 10 m of the River Mole. Development will not be permitted within a 10 m buffer zone of the river.

Safe access/egress is likely to be achievable via Mill Road. However, safe refuge will be required to be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area.

A site-specific FRA, sequential test and exception test will be required to demonstrate that the development will be safe now and, in the future. In addition, proposals will be required to demonstrate that all sources of flooding can be addressed and mitigated using the measures detailed in the Level 1 SFRA.

Conclusion

The Council considers that if the considerations detailed above are addressed the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and could contribute to reducing flood risk overall. As such, the site is deemed to have passed both part one and two of the Exception Test.

MOL19: 5 Matham Road, East Molesey

Part one:

The Sustainability Appraisal (SA) of the site set out in the Council's Land Availability Assessment, 2022 demonstrates that the proposed development would represent the re-use of suitable brownfield land that is in a sustainable and suitable location for residential development, with established good transport links. There is access to public transport and a full range of local services in East Molesey district centre 120m from the site.

The proposed development also scores positively against a wide range of the Council's SA objectives, including contributing to increasing the supply of homes in the Borough and development of PDL that outweigh the negative impact of flood risk on the site. As such, it is considered that the wider sustainability benefits of the proposed development outweigh flood risk on the site.

In addition, any scheme on the site will be required to provide an overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure; restrict surface water runoff rates to greenfield rates as far as possible; demonstrate sustainable approaches to the management of

surface water making use of SuDS and incorporate soft landscaping, planting, and permeable surfacing.

Given the wider benefits of the proposed site allocation identified against the Council's Sustainability Assessment framework objectives and the improvements to flood risk that will be required, it is considered that the wider sustainability benefits of the proposed development outweigh flood risk on the site.

Part two:

The majority of the site is located within Flood Zone 1 (50.2%) and 2 (48.6%), with only 0.5% and 0.7% affected by Flood Zone 3a and 3b respectively. A sequential approach can be taken to the site layout – prioritising locating the development in the portion of site within Flood Zone 1, then Flood Zone 2 and avoid Flood Zone 3a and 3b entirely.

In any case development will typically not be permitted within Flood Zone 3b. Development will only be considered where the vulnerability of the development is not increased (and where possible reduced) and the number of occupants does not increase.

The site is also at low risk of surface water flooding (this only affected 0.5% of the site), low risk of sewer flooding (10 recorded events in the last 5 years), and there is potential for groundwater flooding at and below the surface with 47% and 48% of the site affected respectively. Again, a sequential approach can be taken to the site layout – prioritising locating the development in the portion of site not affected by these other sources of flooding.

Safe access/egress is likely to be achievable to the west of the site. However, access to the site lies within the 1 in 100 plus 35% climate change model extent in the Thames (Datchet to Teddington) 2023 model and safe refuge will be required to be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area.

A site-specific FRA, sequential test and exception test will be required to demonstrate that the development will be safe now and, in the future. In addition, proposals will be required to demonstrate that all sources of flooding can be addressed and mitigated using the measures detailed in the Level 1 SFRA.

Conclusion

The Council considers that if the considerations detailed above are addressed the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and could contribute to reducing flood risk overall. As such, the site is deemed to have passed both part one and two of the Exception Test.

WEY19: Shell Petrol Filling Station, 95 Brooklands Road, Weybridge

Part one:

The Sustainability Appraisal (SA) of the site set out in the Council's Land Availability Assessment, 2022 demonstrates that the proposed development would represent the re-use of suitable brownfield land that is in a sustainable and suitable location for residential development, with established good transport links, with access to local bus stops in close proximity.

The proposed development also scores positively against a wide range of the Council's SA objectives, including contributing to increasing the supply of homes in the Borough; development of PDL; and development within 1 km of a range of employment opportunities within a major service centre and strategic employment land at Brooklands that outweigh the negative impact of flood risk on the site. As such, it is considered that the wider sustainability benefits of the proposed development outweigh flood risk on the site.

In addition, any scheme on the site will be required to provide an overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure; restrict surface water runoff rates to greenfield rates as far as possible; demonstrate sustainable approaches to the management of surface water making use of SuDS and incorporate soft landscaping, planting, and permeable surfacing.

Given the wider benefits of the proposed site allocation identified against the Council's Sustainability Assessment framework objectives and the improvements to flood risk that will be required, it is considered that the wider sustainability benefits of the proposed development outweigh flood risk on the site.

Part two:

The majority of the site (89.3%) is located within Flood Zone 1, with only 8.3% and 2.4% affected by Flood Zone 2 and 3a respectively. A sequential approach can be taken to the site layout – prioritising locating the development in the portion of site within Flood Zone 1, avoiding Flood Zone 3a entirely and likely Flood Zone 2 as well.

The site is also at risk of surface water flooding, with 0.2% of the site at low risk, 0.1% of the site at medium risk and 6.6% of the site at high risk, medium sewer flooding (28 recorded events in the last 5 years), and there is limited potential for groundwater flooding over 100% of the site. Again, a sequential approach can be taken to the site layout – prioritising locating the development in the portion of site not affected by these other sources of flooding. Again, a sequential approach can be taken to the site layout – prioritising locating the development in the portion of site not affected by these other sources of flooding, in particular surface water flooding.

Safe access/egress is likely to be achievable to the east of the site via Brooklands Road. However, safe refuge will be required to be designed into the development above the Level 2 SFRA extreme flood event plus an allowance for climate change that is outside the flooded area.

A site-specific FRA, sequential test and exception test will be required to demonstrate that the development will be safe now and, in the future. In addition, proposals will be

required to demonstrate that all sources of flooding can be addressed and mitigated using the measures detailed in the Level 1 SFRA.

Conclusion

The Council considers that if the considerations detailed above are addressed the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and could contribute to reducing flood risk overall. As such, the site is deemed to have passed both part one and two of the Exception Test.

5. Conclusion

5.1 This Sequential Test report demonstrates how the 199 sites allocated in the Draft Elmbridge Local Plan have been assessed following the sequential, risk-based approach to ensure that development is steered towards areas at lowest risk of flooding, taking all sources of flood risk and climate change into account in accordance with national policy and guidance set out in the NPPF and PPG.

5.2 Overall, 193 of the 199 site allocations proposed in the Local Plan were found to pass the Sequential and Exception tests, with just 6 sites failing the tests.

5.3 162 of the 199 sites are located in Flood Zone 1 and were found to be at low risk of flooding from all sources of flooding – i.e. surface water flooding, groundwater flooding, sewer flooding and reservoir failure, including when climate change allowances are taken into account, now and in the future. As such, it is considered that these sites are suitable for development and have passed the Sequential Test.

5.4 The remaining thirty-seven sites are located in, or affected by Flood Zone 2, 3a or 3b and were found to be at medium or high risk of flooding. Of these, twenty-seven were affected by Flood Zone 2, three by Zone 3a and seven by Zone 3b. As set out in the tables above, the Council has exhausted its supply of sites at lower risk of flooding before looking to these relatively higher risk sites in accordance with the Sequential approach and there are no known alternative, reasonably available sites at lower risk of flooding that accord with its proposed spatial strategy to which these could be relocated.

5.5 The seven sites affected by Flood Zone 3b only intersect the functional floodplain in small areas, ranging from 0.1% – 7.9% of the sites. As such, a sequential approach to the site layout – steering development away from land within Flood Zone 3b, will allow these to continue to be allocated and they are therefore still considered to be suitable for development.

5.6 Thirty three of the thirty-seven sites at medium or high risk of flooding, those affected by Flood Zone 2 and those affected by Zone 3a but allocated for less vulnerable development, are considered to be suitable development and did not require the Exception Test. As such these sites are deemed to have passed the Sequential Test.

5.7 Four sites affected by Flood Zone 3a and/or 3b were deemed to require the Exception Test – D5, ESH15, MOL19, WEY19. The supporting information provided in the Exception Test demonstrates that ESH15, MOL19 and WEY19 satisfy both parts of the Exception Test. As such, these allocations are also

considered to be suitable development that pass the Sequential Test. However, D5 does not, and it therefore fails the Sequential Test.

5.8 The Level 2 SFRA found that 11 sites were, or may not be, able to accommodate flood compensation storage that would be needed to enable an increase in built footprint. The 11 sites affected by this issue are listed under paragraph 3.2.5 of the SFRA. Sites D16, MOL4, MOL10, MOL14 and MOL16 fail the Sequential Test as they are existing car parks and would not be able to accommodate the increase in built footprint required to deliver the site allocations proposed in the Local Plan. However, sites D11, MOL2, WEY10, WEY26 and WEY35 pass the Sequential Test as they are already covered entirely or significantly by existing built footprint and an increase in built footprint would not be required to deliver the site allocation proposed in the Local Plan. The Council will require a site-specific flood risk assessment to be submitted that demonstrates the development on these sites will be safe now and in the future.

5.9 The Level 2 SFRA also found that safe access and/or egress may not be achievable on 10 of the site allocations proposed in the Local Plan. This impacts a number of the same sites affected by the increase in built footprint issue - D5, D11, MOL2, MOL4, MOL10, MOL14, MOL15, MOL16, WEY10 and WEY35. Safe refuge located outside of the site will be required to be designed into the development of these sites as outlined in the Level 2 SFRA.

5.10 MOL4, MOL10, MOL14 and MOL16 already failed the Sequential Test as they cannot accommodate an increase in built footprint. These were not considered further. The Council consulted its Emergency Planning service to determine if the remaining sites affected by the safe access/egress issue could be made safe and that there was capacity within the Council's emergency planning procedures and resources to accommodate the development. Through this process it was found that emergency planning services could accommodate the proposed development at D11, MOL2, MOL15, WEY10 and WEY35 and were satisfied that these could be made safe. The Council will again require a site-specific flood risk assessment to be submitted on the sites that demonstrates the development will be safe now and in the future.

5.11 Advice from Emergency Planning services found that it may not be achievable to ensure the site allocation proposed at D5 can be made safe and it would place undue burden on local emergency services. It has therefore failed the Sequential and Exception Test.

5.12 Although this assessment concludes that 193 of the 199 Draft Elmbridge Local Plan site allocations pass the Sequential Test, a site-specific FRA, Sequential and Exception Test, as well as other assessments of flood risk may be required

at application stage. This should assess all forms of flood risk, including the impact of climate change need. Where this is required, these assessments should demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

5.13 The information presented in this assessment does not preclude the potential for mitigation requirements that require careful consideration at the planning application stage to integrate into development proposals, nor does it guarantee that solutions can be found on individual sites that can be considered safe in accordance with part 2 of the Exception Test.