

Level 2 SFRA

Plus Sequential Test and Exception Test

A Technical Report Supporting the Royal Borough of Windsor & Maidenhead,
Borough Local Plan

April 2018

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1 Introduction

1.1 Context and Purpose

- 1.1.1 The Level 1 Strategic Flood Risk Assessment (SFRA) provides an overview of the flood risk to the Royal Borough of Windsor and Maidenhead and set out the policy (and basis) for ensuring this risk is accounted for in all new development. The report provides guidance for developers and Borough officers on how the Royal Borough's policy should be applied, including specific requirements that must be adhered to for site-specific development proposals.
- 1.1.2 The purpose of the Level 2 SFRA is to provide detailed flood risk evidence on the sites identified by the Royal Borough of Windsor and Maidenhead as being potential allocation sites. This Level 2 SFRA should be read in conjunction with, National and Local policy documents, and the Level 1 SFRA.
- 1.1.3 The selection of potential allocation sites has been undertaken by RBWM, and has involved community consultation, and discussions with stakeholders. The sites considered were identified as part of the emerging Borough Local Plan (BLP) process, and informed the proposed site allocations in the Regulation 18 and 19 versions of the BLP.
- 1.1.4 This report considers flood evidence for the sites and applies the NPPF sequential test to potential residential, and employment development sites in the Royal Borough. The report aims to steer development away from areas vulnerable to flooding.
- 1.1.5 Any development sites not considered as part of this Level 2 SFRA will need to demonstrate the application of the Sequential Test, and, where necessary the Exception Test, unless the Site lies wholly within Flood Zone 1.
- 1.1.6 All development proposals, including any that have been Sequentially Tested in this Level 2 SFRA, should review the latest available flood risk information, as part of the Planning Application process. This would ensure that the latest available information is used in the assessment of Flood Risk. At the time of writing it is understood that the Environment Agency are in the process of updating their Flood Map for Planning, which has the potential to locally alter flood risk designations. The Environment Agency model update includes the latest climate change allowance outputs and therefore it will be important to check the latest mapping, as part of the planning application process. Please refer to the process map in Section 4, for guidance on where to find the latest available information.
- 1.1.7 This SFRA is a living document and will be periodically updated to reflect changes to flood risk and flood risk information in the Royal Borough. The Council will however, update the SFRA as soon as possible after the Environment Agency model update including climate change allowances is available. This will include further analysis of the impact of climate change allowances and flood defence breach.

1.2 National Planning Policy Framework

- 1.2.1 The NPPF was published in March 2012 and aimed to simplify and reduce the former National Planning Policy. The NPPF was accompanied by a series of Technical Guidance which were replaced by a series of Planning Practice Guidance (PPG) documents in March 2014. The PPG documents are regularly updated.
- 1.2.2 The NPPF and PPG documents promote a presumption in favour of sustainable development. The framework is based on the idea that sustainable development should go ahead without delay and that sustainable development should be the basis for all development plans and decisions. To support this, the framework sets out how a proposed plan or development could be unsustainable.

In terms of flood risk, the NPPF and Flood Risk and Coastal Change PPG require a sustainable approach is taken for all development through application of a sequential approach to development locations.

1.3 The Sequential Test

- 1.3.1 The primary application of the sequential approach is through the Sequential Test, which is set out in the NPPF and the PPG, Flood Risk and Coastal Change.

The Sequential Test is an approach which aims to steer vulnerable development towards the areas of lowest flood risk, in the first instance, minimising the flood risk to both the development and those who will use it over its lifetime.

- 1.3.2 The Sequential Test should demonstrate where there are sites available in areas of a low probability of flooding and seek to preferably allocate vulnerable development types, such as housing, to those sites.
- 1.3.3 The sequential approach can also be applied at the site-specific level to direct the most vulnerable types of development within the site boundary to the areas of lowest flood risk, again ensuring that the development can be safely used for the duration of its anticipated lifetime.
- 1.3.4 A key reason for the completion of the Level 2 SFRA is to provide supporting evidence for the Royal Borough to undertake the Sequential Test for all of the potential allocation sites. The Level 2 SFRA should also assist developers in applying the sequential approach within a specific site to prevent inappropriate development in areas of high flood risk.

1.4 The Exception Test

- 1.4.1 The NPPF and Flood Risk and Coastal Change PPG outline the use of the Exception Test for determining whether particular development is suitable within areas vulnerable to flooding. Following application of the Sequential Test, if it is not possible or consistent with wider sustainability objectives for the development to be located in zones of lower probability of flooding, the Exception Test can be applied.
- 1.4.2 The Exception Test provides a mechanism for managing flood risk while still allowing necessary development in areas of flood risk to occur. It should not, however, be used to justify 'highly vulnerable' development in Flood Zone 3a, or 'less vulnerable', 'more vulnerable' and 'highly vulnerable' development in Flood Zone 3b.

The Exception Test comprises the following two requirements, which the NPPF states must be passed for development to go ahead:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that 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.

Both elements of the test will have to be passed for development to be allocated or permitted.

- 1.4.3 In all cases the Council will follow the provisions of NPPF 103 and 104 for development in flood risk areas in requiring site-specific flood risk assessment following the sequential test and if required the Exception test. This Level 2 SFRA provides high level exception testing for allocation sites that fall within areas of medium to high probability of flood risk. Applicants for proposed developments on allocated sites need not apply the Sequential Test but will be required to undertake the Exception Test in regard to the specific development being proposed.

2 Information Sources and Methodology

2.1 General

- 2.1.1 The initial point of reference for applying the Level 2 site assessments is the Level 1 SFRA which itself relies on data sourced from The Royal Borough of Windsor and Maidenhead, the Environment Agency, Thames Water and community stakeholders.
- 2.1.2 Key amongst the information included within the Level 1 SFRA are the flood zones shown on the Environment Agency's Flood Zone Mapping and the Environment Agency's Flood Map for Surface Water.
- 2.1.3 The following section provides an overview of the primary sources of information that have been used in the Level 2 site assessments. For more information on the information sources, refer to Section 3 of the Level 1 SFRA.

2.2 Flood Map for Planning (Rivers and Sea)

- 2.2.1 The Flood Map for Planning (Rivers and Sea) has been prepared by the Environment Agency to show the floodplain, ignoring the presence of defences for the 1% Annual Exceedance Probability (AEP) flood event occurring from rivers and the 0.1% AEP flood event occurring from rivers or the sea. The maps provide a reference point for flood risk for England and Wales.
- 2.2.2 The maps have been produced from a combination of a national generalised computer model, more detailed local modelling (where available), and some historic fluvial flood event outlines.
- 2.2.3 The Environment Agency's knowledge of the floodplain is continuously being improved by a variety of studies, detailed models, data from river flow and level monitoring stations, and actual flooding information. The Environment Agency has a programme for quarterly improvements to the Flood Map.
- 2.2.4 The Flood Map in the Royal Borough of Windsor and Maidenhead is provided in Figure A of the Level 1 SFRA.
- 2.2.5 At the time of writing the Environment Agency are in the process of updating their Flood Map for Planning and draft outputs have been provided to RBWM. However, until the final set of flood map outputs are publicly available, the Environment Agency and the Council agree that a level of appropriate assessment has been made on the basis of the best available evidence. The Council will update the SFRA as the relevant information becomes available.

Development proposals within RBWM Authority Area should consider the latest information available regarding flood risk and climate change. Developers should undertake their own flood risk investigations to ensure they obtain the latest information and combine with the non superseded information from this document.

2.3 Fluvial Flooding - Delineation of the NPPF Flood Risk Zones

- 2.3.1 It is emphasised that the risk of an event (in this instance a flood event) is a function of both the probability that the flood will occur, and the consequence to the community as a direct result of the flood. The NPPF requires the assessment of the likelihood (or probability) of flooding, categorising the Royal Borough into zones of low, medium and high probability. The NPPF then provides recommendations to assist the Council to manage the consequence of flooding in a sustainable manner.

- 2.3.2 To this end, a key outcome of the Level 1 SFRA process was to delineate the Borough into zones that depict the likelihood (or probability) that flooding will occur.
- 2.3.3 The Borough has been delineated into the flood zones as summarised below:

Zone 3b Functional Floodplain:

- land subject to flooding in the 5% AEP flood event;
- land which provides a function of flood conveyance (i.e. free flow) or flood storage, either through natural processes, or by design (e.g. washlands and flood storage areas);
- land where the flow of flood water is not prevented by flood defences or by permanent buildings or other solid barriers during times of flood;

Zone 3b Developed:

- land subject to flooding in the 5% AEP flood event on which permanent buildings or other solid barriers are located.

Zone 3a – High Probability:

- land situated within the 1% AEP fluvial flood extent.

Zone 2 – Medium Probability:

- land situated between the 0.1% AEP and the 1% AEP flood extents.

Zone 1 – Low Probability:

- land situated outside of the 0.1% AEP flood extent.

- 2.3.4 It is important to recognise that all areas within Zone 3b Functional Floodplain and Zone 3b Developed are areas that are subject to relatively frequent flooding, and may be subject to fast flowing and/or deep water. Very careful consideration must be given to future sustainability and safety issues within these areas.
- 2.3.5 Highly vulnerable, more vulnerable and less vulnerable development should not be permitted in Zone 3b Functional Floodplain (undeveloped). Water compatible and essential infrastructure uses may be permitted but only if the Sequential Test is passed. Essential infrastructure also needs to pass the Exception Test. Highly vulnerable uses should also not be permitted in Zone 3a. As part of the Level 1 SFRA planning responses have been developed for Zone 3a, Zone 3b Functional Floodplain and Zone 3b Developed.

2.4 Flood Defences

- 2.4.1 Flood defences are typically raised structures that alter natural flow paths and prevent floodwater from entering property in times of flooding. They are categorised as either 'formal' or 'de facto' defences. A 'formal' flood defence is a structure designed for the purpose of managing flooding and is maintained by its respective owner. A 'de facto' flood defence is a structure that has often not been specifically built to retain floodwater, and is not maintained for this specific purpose.
- 2.4.2 Formal raised flood defences within the borough have been identified in consultation with the Environment Agency. The defences identified are located mainly on the River Thames, as highlighted in the Flood Zone maps in Appendix B of the Level 1 SFRA. The main formal raised defences within the borough are as follows:
- Cookham Bund;
 - North Maidenhead Bund;
 - Datchet Golf Course Bund (PNEU School Bund);

- Battle Bourne;
 - Myrke Embankments; and,
 - Cookham Flood Wall.
- 2.4.3 The Jubilee River is a flood alleviation channel built as part of the Maidenhead, Windsor & Eton Flood Alleviation Scheme (MWEFAS). The river runs for a length of 11.6km, leaving the River Thames upstream of Boulter's weir, controlled by a new structure (Taplow weir), and re-joining the natural River Thames immediately upstream of Datchet. Construction was undertaken between 1996 and 2002, and the channel was first used to alleviate flooding during the 2002/3 flood event.
- 2.4.4 No other de-facto flood defences have been specifically identified in the Royal Borough as part of the SFRA process.
- 2.4.5 As part of the consultation process the Environment Agency have also identified the following as forming flood defence functions within the borough:
- Capital works at Windsor (Bourne Ditch) and Old Windsor (Burfield Road Ditch);
 - Spitafield reservoir (flood storage) and the Jubilee River;
 - Temporary Defences Deployment Plans have been created for the following areas: Bisham, Wraysbury, Datchet, Old Windsor and Windsor and Clewer. It is intended that each temporary defence will provide a temporary protection of 1 in 30 years
- 2.4.6 The River Thames Scheme is a proposed programme of projects and investment to reduce flood risk in communities from Datchet to Teddington including Wraysbury. The proposed scheme will protect 9,500 properties to a 1 in 75 flood (1.33% chance of occurring in any year). Review of the Environment Agency flood mapping identifies areas that benefit from flood defences, and eight of the Sites put forward for sequential testing are in areas that benefit from flood defences. As mentioned previously, the Environment Agency is in the process of updating their flood zone mapping. It is recommended that any Applicant in areas benefitting from defences obtain the latest Environment Agency flood model, and undertake an analysis of the consequences of the failure of the flood defences.

2.5 Risk of Flooding from Surface Water

- 2.5.1 The Environment Agency has published mapping of surface water flood risk, referred to as the Risk of Flooding from Surface Water (RoFSW)¹. The mapping provides flooding extents from surface water for three storm events; the 3.3% AEP, the 1% AEP and the 0.1% AEP. The mapping also provides information on the depth and velocity of flooding, as well as the hazard associated with the flood water.
- 2.5.2 Although the RoFSW is considered an improvement on previous mapping it still contains assumptions, the biggest of which relates to urban drainage capacity. Where available local drainage rates have been incorporated into the model; in other areas an assumed single drainage rate has been applied. Other benefits and limitations are included in the Environment Agency's 'What is the updated Flood Map for Surface Water?'².

¹ Previously referred to as the updated Flood Map for Surface Water (uFMfSW)

² 'What is the updated Flood Map for Surface Water? (November 2013):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297432/LIT_8988_0bf634.pdf

Flood maps for surface water are not intended to identify whether an individual property will flood but should be considered when assessing the flood risk to a site. It is important to note that these maps should not be used as the primary factor guiding the site allocation process.

The intention of the map is to act as a starting point to highlight areas where the potential for surface water flooding needs particular assessment and scrutiny. These maps should not be used in isolation in terms of assessing surface water flooding issues. Additional information such as historical records should also be used as supporting evidence.

2.6 Areas Susceptible to Groundwater Flooding (AStGWF)

- 2.6.1 The risk of groundwater flooding is highly variable and heavily dependent upon local conditions at any particular time. The Environment Agency has produced strategic scale maps known as Areas Susceptible to Groundwater Flooding (AStGWF) to be used within the LLFAs PFRAs.
- 2.6.2 The maps are based on a grid format and show the proportion of each 1km grid square where geological and hydrogeological conditions show that groundwater might emerge. They do not show the likelihood of groundwater flooding occurring. In common with the majority of datasets showing areas which may experience groundwater emergence, this dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.
- 2.6.3 The data should not be interpreted as identifying areas where groundwater is actually likely to flow or pond, thus causing flooding, but may be of use to LLFAs in identifying where, for example, further studies may be useful. The groundwater flood risk is based on the following risk bands:
- < 25% risk of groundwater flooding;
 - >= 25% <50% risk of groundwater flooding;
 - >= 50% <75% risk of groundwater flooding; and,
 - >= 75% risk of groundwater flooding.
- 2.6.4 It is recognised that the risks associated with groundwater flooding are not well understood, and it is important to ensure that future development is not placed at unnecessary risk. In accordance with the NPPF, all future development will require an appropriate Flood Risk Assessment (FRA) at the planning application stage, commensurate with the level of flood risk posed to the site. In those areas where a possible risk of groundwater flooding has been identified, i.e. within the AStGWF, the FRA should consider more explicitly the localised risk of flooding to the site due to groundwater.

2.7 Flooding from Canals and Reservoirs

- 2.7.1 Although the River Thames is a navigable watercourse, there are no canals within the Royal Borough of Windsor and Maidenhead, and as such there is no risk of flooding attributable to canals.
- 2.7.2 Reservoir flooding risk is predominantly focused around the east of the Royal Borough of Windsor and Maidenhead, and it is attributable to the large reservoirs adjacent to Heathrow Airport. There have been no instances of reservoir flooding in the UK since the 1950s. The Environment Agency have a duty to ensure that all reservoirs in excess of 25,000m³ are regularly inspected and maintained.

2.8 Records of Historic Flooding

- 2.8.1 Historic records of flooding within the Royal Borough are held by the Environment Agency, RBWM and Thames Water. The quality of the data held varies, depending on whether the extent, source and date of the flood event is known.
- 2.8.2 Historical information has also been captured through the Preliminary Flood Risk Assessment (PFRA) process³. This information identifies location of flood events that have occurred in the Royal Borough. Those areas are known to have been susceptible to localised flooding in recent years (but have not been subsequently mitigated through the provision of an improvement scheme) have been highlighted in the Level 1 SFRA. A number of these properties sit outside of the designated flood zones, making them particularly noteworthy in this Level 2 SFRA. They act as a reminder that flood risk is not restricted to fluvial flooding alone.

2.9 Assessment of Flood Hazard

Definition of Flood Hazard

- 2.9.1 The assessment of flooding has thus far considered the maximum extent to which flooding will occur during a particular flood event (i.e. the probability of an area experiencing flooding). Of equal importance is the speed and depth with which flooding occurs as water levels rise. The inundation of floodwaters into low lying areas can pose a considerable risk to life.
- 2.9.2 Substantial research has been carried out internationally into the risk posed to pedestrians during flash flooding. This research has concluded that the likelihood of a person being knocked over by floodwaters is related to the depth of flow, and the speed with which the water is flowing.
- 2.9.3 To ensure that the risk posed by floodwaters is assessed consistently, Defra (in collaboration with the Environment Agency) produced a Flood Hazard equation. Variations of this equation are within two of their guidance documents entitled FD2321 Flood Risks to People and FD2320 Flood Risk Assessment Guidance for New Development TR1 and TR2. These two guidance documents were supplemented by an additional Note⁴ which reconciles the information provided in FD2321 and FD2320.
- 2.9.4 The Flood Hazard equation provides criteria for determining the degree of danger that is posed to life, assessed as a product of flood depth and flow velocity with an additional 'debris factor' allowed for (i.e. $\text{depth} \times (\text{velocity} + 0.5) + \text{debris factor}$). The guidance states that if this product is below 0.75, then caution should be exercised due to "shallow flowing water or deep standing water". In contrast, if the product exceeds 2.0 then the hazard posed to life is extreme with "deep fast flowing water", representing a danger to all.

If safe access and egress cannot be achieved in accordance with NPPF guidelines and a low hazard rating cannot be achieved, then new development should not be permitted unless a Flood Evacuation Plan is submitted to and approved by the Local Planning Authority that shows the danger to site users can be appropriately managed.

- 2.9.5 High level analysis of safe access and egress to allocated sites is set out in the sites specific assessment sheets in Appendix C. This has been used to inform Part 2 of the Exception test. It enables a more detailed summary of any mitigation measures required for applicants including for example avoiding more vulnerable uses in certain areas of sites and the necessity for a flood access and egress plan or other measures

³ RBWM Preliminary Flood Risk Assessment (May 2017)

⁴ Environment Agency and HR Wallingford (2008) Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose

as appropriate.

- 2.9.6 For further guidance on assessing safe access and egress for more vulnerable developments in Flood Zone 3a and highly vulnerable development in Flood Zone 2, refer to Section 6 of the Level 1 SFRA.
- 2.9.7 The applicant should demonstrate, in regard to an individual proposal for development, that safe access and egress route(s) with a 'very low' hazard rating in accordance with the 'Framework and Guidance for Assessing and Managing Flood Risk for New Development' (FD2320/TR2) and the National Planning Policy Framework can be provided from the development to an area wholly outside of the 1% annual exceedance probability (AEP) plus an appropriate allowance for climate change flood extent.

Flood Hazard due to River Thames Flooding

- 2.9.8 Modelling of the River Thames within Windsor and Maidenhead was undertaken using 1-Dimensional hydraulic modelling by the Environment Agency.
- 2.9.9 The Defra guidance FD2321 indicates that flood depths exceeding 1.25 m may represent a danger to people. This assumes standing water; therefore this risk will increase where the water is flowing and where a debris factor is applied. FD2320 considers 'people vulnerability' and reclassified still water with depths between 0.3 – 0.5m as danger to some. Whilst from a NPPF perspective these areas are all delineated as Zone 3a High Probability, the Council should consider the likely depth of flooding as depicted in Figure F, steering development away from areas of deep flowing water.
- 2.9.10 Hazard mapping for this reach of the River Thames was withdrawn by the Environment Agency in 2015 due to some errors in the model. At the time of issue of this SFRA, the revised model was not available to inform this report.

Despite DEFRA FD2320 guidance classifying areas with still water depths between 0.3-0.5m as dangerous. The Council should, however, consider the likely depth of flooding as depicted in Figure F, in order to steer development away from areas of deep flowing water.

2.10 NPPF Vulnerability

- 2.10.1 The principle aim of the Sequential Test is to direct new development to areas of lowest flood risk. Where there are no available sites in Flood Zone 1 the vulnerability of a proposed use may be considered and used to direct it to alternative sites in Flood Zone 2 followed by Flood Zone 3 applying the Exception Test, if required. Table 2 of the PPG – Flood Risk and Coastal Change should be referenced as a guide to the vulnerability classifications of different types of development. Table 3 of the PPG should be referenced for information on Flood Risk Vulnerability and Flood Zone Compatibility.

2.11 Climate Change

- 2.11.1 The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. NPPF and supporting planning practice guidance on Flood Risk and Coastal Change explain when and how flood risk assessments should be used. This includes demonstrating how flood risk will be managed now and over the development's lifetime, taking climate change into account.
- 2.11.2 For proposed development in RBWM it is necessary to assess the impacts of climate change on the river flows (as part of a flood risk assessment) and on the peak rainfall intensity (when designing the site drainage).

- 2.11.3 The advice on climate change is regularly updated on the government portal. At the time of writing the advice for RBWM, situated in the Thames River Basin was for up to a 70% increase in flows under certain scenarios.

Peak River Flow Allowances for the Thames River Basin District				
River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Thames	Upper end	25%	35%	70%
	Higher central	15%	25%	35%
	Central	10%	15%	25%

- 2.11.4 The climate change guidance indicates how these percentages are applied to the location and nature of the proposed development
- 2.11.5 Climate change assessments have not been directly undertaken for this SFRA due to the adequacy of the currently hydraulic model and the imminent release of an updated hydraulic model with both the 35% and 75% climate change allowances included.
- 2.11.6 Since, however, climate change assessment of peak river flows is an important aspect of planning for new development a surrogate has been applied in this SFRA. The assumption is that the 1 in 100 year flood extent (Flood Zone 3) in 100 years will be broadly similar to the 1 in 1000 year flood extent (Flood Zone 2). The climate change mapping in the Level 1 SFRA and in Appendix C of this Level 2 SFRA is based on this assumption. This climate change mapping broadly relates to the Higher Central estimate for the 2080s.
- 2.11.7 For the design of site drainage and for small and urban catchments there needs to be consideration of an increase in rainfall intensity due to climate change.

Peak Rainfall Intensity			
Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

- 2.11.8 This SFRA is a living document and updates will be made to the climate change mapping. A Flood Risk Assessment that accounts for the impacts of climate change will be required for any proposed development. Details of how climate change assessment is considered is provided in Appendix D, Guidance for Developers.

2.12 Breach Assessment

- 2.12.1 This SFRA has not yet considered breach or failure of defences, overtopping of defences or pump failure. As part of the regular review of this SFRA a review of

breach, overtopping and pump failure will be undertaken once the updated Environment Agency model is published. For sites at risk of flooding, an assessment of breach will be needed for proposed development as part of a NPPF compliant Flood Risk Assessment.

3 Sequential Test Methodology

3.1 Overview

- 3.1.1 Two basic steps were followed in undertaking the sequential test for the relevant sites. The first step was a screening exercise, of sites that were considered inappropriate for development for other planning reasons, including being wholly located in Flood Zone 3b (Functional Floodplain) or being too small.
- 3.1.2 The second step in the sequential test process is to assess the flood risk to each of the sites and rank the sites accordingly. This information is detailed in the following section and supported by Appendix B and Appendix C.
- 3.1.3 Following the result of the first step, 105 sites were taken forward to step two. These sites are listed within Tables B1 (all sites), B2 (housing) B3 (employment) and B4 (mixed use/leisure) (refer to Appendix B). These tables include information on the locality of each nominated site, the flood zone within which the site falls, and other flood risk sources. The tables also adopt a 'traffic light' system to show the flood risk vulnerability and flood zone 'compatibility' of each site according to the classifications in Table 3 of the NPPF.
- 3.1.4 When classifying the main Flood Zone identified in Tables B1, B2, B3 and B4 a precautionary approach has been followed whereby the highest risk flood zone in which the site is located has been used, even if only a marginal area of the site is affected. Therefore the 'traffic light' system which has been used to show the appropriate use for each site should only be applied to the area at highest risk. It should not be applied to the whole site.

3.2 Site Specific Assessments

- 3.2.1 As part of the Level 2 SFRA site specific information relating to flood risk has been prepared for those sites which are either partially or wholly located in Flood Zone 2, Flood Zone 3a, Flood Zone 3b Developed or Flood Zone 3b Functional Floodplain (refer to Appendix C). These sheets do not provide an assessment of the wider sustainability issues associated with the sites but have been used to help inform the Sequential Test and, if required, the Exception Test processes. The information contained in these sheets can also be used to inform future site specific FRAs for the sites. The Level 1 SFRA should be referred to in relation to the references contained within Section 6: Flood Risk Policy in the Royal Borough of Windsor and Maidenhead and Section 7: Site Specific Flood Risk Assessment.

3.3 Sequential Test Site Selection Assumptions

- 3.3.1 For the purposes of the Sequential Test, fluvial flooding is considered to be the primary risk for the ordering of sites.
- 3.3.2 The fluvial flood risk associated with each site has been scored, based on the percentage of the site in each of the Flood Zones. Areas in Flood Zone 1 are given the highest score, followed by Flood Zone 2, Flood Zone 3a, Flood Zone 3b Developed and finally Flood Zone 3b Functional Floodplain. The higher the overall score, the lower the overall fluvial flood risk at the site and the higher the site sits in the list of 105 potential allocation sites.
- 3.3.3 Where sites achieve the same fluvial score, the 1% AEP surface water flood extent (as shown on the RoFSW) has been used as a secondary factor to order sites. Where sites are equal in fluvial flood risk and lie outside this surface water flood extent, they have been ordered alphabetically according to the site name.
- 3.3.4 The 1% AEP surface water flood extent was deemed a more relevant factor than the 0.1% AEP surface water flood extent because of its greater level of risk, and because it accords with the principle of the NPPF in terms of planning, i.e. ascribing more significance to areas at risk from flooding from 1% AEP events and less. The 3.3%

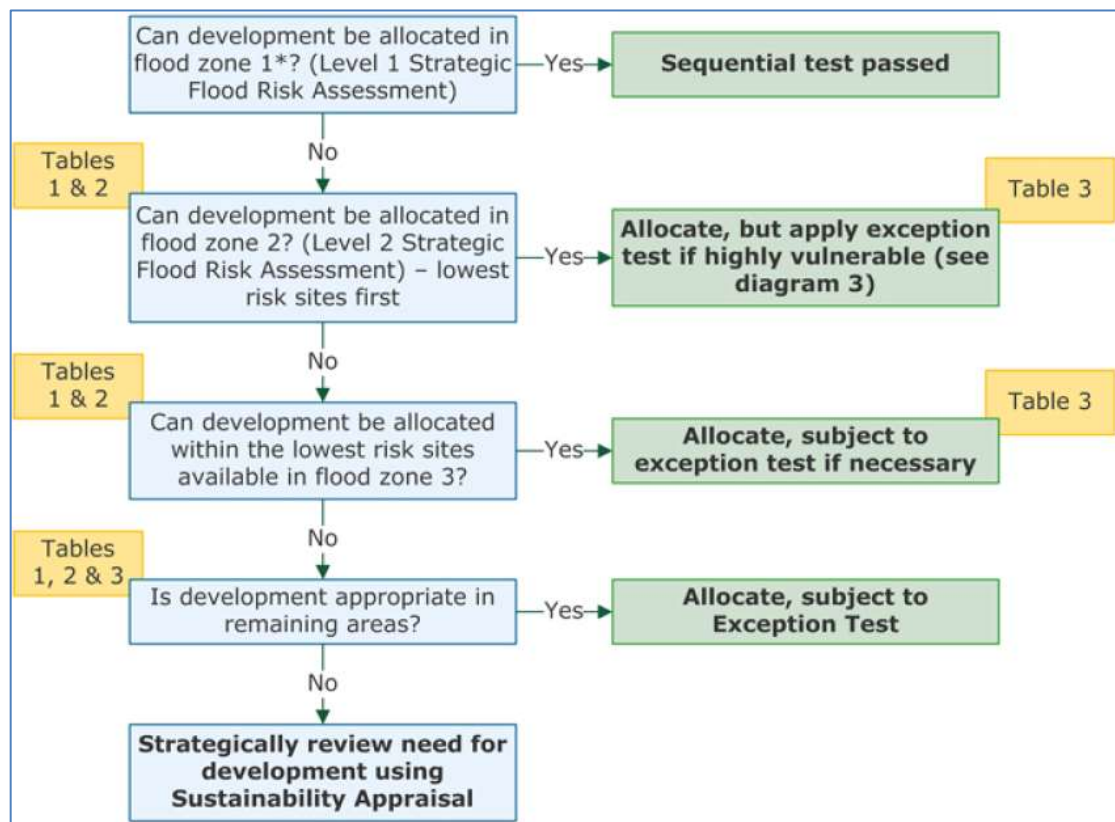
AEP or less area was not used as the surface water generated during these events should be accommodated within on site surface water drainage. The 0.1% AEP surface water flood extent has not been considered as the low risk associated with this extent means the risk does not have to be accounted for when designing a proposed development, unless the risk originates offsite.

- 3.3.5 The extent of surface water flood risk has been taken from the Environment Agency's RoFSW mapping.

3.4 Sequential Test Process

- 3.4.1 The flowchart shown in Figure 1 has been used as a guideline for applying the sequential test to the 105 sites. The flowchart identifies the series of questions that must be answered when undertaking the Sequential Test. Tables 1, 2 and 3 refer to the Tables 1, 2 and 3 of the PPG – Flood Risk and Coastal Change.

Figure 1 - Sequential Test Flowchart



Sites in Flood Zone 1

- 3.4.2 The first stage of the Sequential Test identified all sites that appear only in Flood Zone 1 (100% coverage). Table B1 (Appendix B) shows that there are 58 sites within this band. Because these sites are all considered equal in respect of fluvial flooding they were ordered according to the percentage of the site that falls into the 1% AEP surface water flood extent. Those sites unaffected by the 1% AEP surface water flood extent, or those sites where the same percentage of the site is located in the 1% AEP, have been ordered according to the percentage of the site falling within the 0.1% AEP extent. The 3.3% AEP surface water flood extent was not used to rank the sites as the surface water drainage system for the development should be designed to manage all surface water associated with this event. The list of potential allocation sites located in Flood Zone 1 is as follows:

- 19, and 17-27 Rushington Road
- 2 and 3 Greenways Drive

- 35-39 Courthouse Road, Maidenhead
- Berkshire College of Agriculture - Zone C
- Englemere Lodge London Road Ascot
- Old Huntsmans House Kennel Avenue Ascot
- Keeleys Transport Ltd, Keeleys Yard, Bath Road, Reading
- White House, London Road, Sunningdale
- Boyn Valley Industrial Area
- Crown House and Charriott House, Windsor
- Middlehurst, 109-103 Boyn Valley Road, Maidenhead
- 2 Sunning Avenue
- Territorial Army Centre, Bolton Road, Windsor
- Windsor Police Station, Alma Road, Windsor
- Silwood Park Nurseries, Cheapside Road, Ascot
- Silwood Park, Sunningdale
- Tectonic Place, Holyport Road, Maidenhead
- Land north of Lower Mount Farm, Long Lane, Cookham
- Ashurst Manor. Ashurst Park, Church Lane, Ascot
- Lower Mount Farm, Long Lane, Cookham
- Silwood Park, Sunningdale
- Sunningdale Park, Sunningdale
- Heatherwood Hospital, Ascot
- Queens Road Industrial Area, Sunninghill
- Ascot Station Car Park, Ascot
- Broomhall Car Park, Sunningdale
- Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead
- School on College Avenue, Maidenhead
- Ascot Centre
- DTC Research, Belmont Road, Maidenhead
- Land south of Manor Lane, Maidenhead
- Maidenhead Lawn Tennis Club
- Furze Platt Industrial Estate, Maidenhead
- Maidenhead Golf Course
- Foundation Business Park, Maidenhead
- Horizon, Honey Lane, Hurley
- Vanwall Business Park, Maidenhead
- Hangers at White Waltham Airfield, Waltham Road, Maidenhead
- Woodlands Business Park
- Norreys Drive (North), Maidenhead

- Land north of Breadcroft Lane and south of the railway line, Maidenhead
- Norreys Drive (East), Maidenhead
- West Street
- Prior's Way Industrial Estate, Maidenhead
- Ascot Business Park
- Grove Business Park, White Waltham
- Minton Place, Victoria Street, Windsor
- Cordwallis Industrial Estate, Maidenhead
- 38-42 Winkfield Road, Windsor
- Fairacres Industrial Estate, Windsor
- Railway Station
- Gas holder site, Bridge Road, Sunninghill
- Cookham Gas holder, Whyteladyes Lane, Cookham
- Land adjacent to Coppermill Road, Horton
- Osbornes Garage, 55 St Marks Road Maidenhead
- Boyn Valley Industrial Estate, Maidenhead
- Big Cedar, London Road, Sunningdale
- Park Close, Windsor

3.4.3 Based on the flowchart in Figure 1 and the application of the Sequential Test, as these sites are located in Flood Zone 1 they are considered appropriate for development. All of these sites are required for RBWM to meet its housing and employment targets. Subject to becoming a firm allocation in the BLP and in relation to future development proposals, a site based FRA should be undertaken in accordance with the Level 1 SFRA to show that the development will be safe for its lifetime. The focus in this case should be on developing sustainable management measures in relation to development surface water runoff.

3.4.4 Amongst the 58 sites in Flood Zone 1, 18 have been identified by the site allocation process by RBWM as being more suitable for employment uses (less vulnerable) rather than for housing (more vulnerable), Under the NPPF wherever possible sites within Flood Zone 1 should be used for housing type uses, in preference to employment and other less vulnerable uses. However, flood risk is one of the many Planning Considerations that need to be balanced. Consequently the reasons that these Flood Zone 1 sites are considered more suitable for employment are provided in Table 3-1.

Table 3-1 - Planning reason for directing less vulnerable uses to lower risk flood zones (Flood Zone 1 sites)

SITE	PLANNING JUSTIFICATION FOR ALLOCATION
Ascot Business Park, South Ascot	Established brownfield business park with recent development. The only defined employment site in Ascot.
Ashurst Manor. Ashurst Park, Church Lane, Ascot	Established Employment site in the Green Belt
Boyn Valley Industrial Area	Established employment area.
Cordwallis Industrial Estate, Maidenhead	Established brownfield employment site that provides lower cost accommodation for businesses.
Fairacres Industrial Estate, Tinkers Lane, Windsor	Established brownfield employment site that provides lower cost accommodation for businesses. Accommodates new fire station and council depot as well as employment uses.
Foundation Business Park, Maidenhead	Established brownfield business park with recent development.

Furze Platt Industrial Estate, Maidenhead	Established brownfield employment site that provides lower cost accommodation for businesses. Part of site has permission for housing so has its employment designation removed.
Grove Business Park, White Waltham	Established Employment site in the Green Belt
Horizon, Honey Lane, Hurley	Established Employment site in the Green Belt
Lower Mount Farm, Long Lane, Cookham	Edge of Cookham Village
Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead	Established Employment site in the Green Belt
Norreys Drive (North), Maidenhead	Established employment area.
Norreys Drive (East), Maidenhead	Established employment area.
Prior's Way Industrial Estate, Maidenhead	Established brownfield employment site.
Queen's Road Industrial Area, Sunninghill	Established brownfield employment site. The only defined employment site in Sunninghill.
Silwood Park, Sunningdale	Established University Buildings and Employment site in the Green Belt
Vanwall Business Park	Established brownfield business area with recent development
Woodlands Business Park	Established brownfield employment site.

Sites in Flood Zone 2

- 3.4.5 The second stage of the Sequential Test identified those sites that lie in a combination of Flood Zones 1 and 2 but not in Flood Zone 3. There were found to be nine sites within this band. The sites were ordered according to the percentage of the site that lies in Flood Zone 2. The list of Flood Zone 2 potential allocation sites is as follows:
- 85-87 Lower Cookham Road, Maidenhead
 - Alma Road, Windsor
 - Broom Lodge, Stanwell Road, Horton
 - Ditton Park, Riding Court Lane, Slough
 - Land At Brook House And Rosebank Widbrook Road Maidenhead Berkshire
 - Land at Slough Road/Riding Court Road, Datchet
 - Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead
 - Land south of Harvest Hill Road, Maidenhead
 - Norreys Drive (South), Maidenhead
- 3.4.6 These nine sites are located entirely in Flood Zones 1 and 2. There are no alternative sites in areas of lesser flood risk, because the Flood Zone 1 sites are all required for RBWM to deliver its housing and employment requirements. The proposed housing (more vulnerable), employment, and leisure (less vulnerable) uses for these sites are, under the NPPF, appropriate vulnerability classifications in Flood Zone 2. Furthermore, due to the vulnerability classifications there are no requirements for the Exception Test.
- 3.4.7 Developers preparing site layouts should take a sequential approach and utilise areas of sites at lowest flood risk first (i.e. Flood Zone 1 followed by Flood Zone 2). A site based FRA should be undertaken in accordance with the Level 1 SFRA to show that the development will be safe for its lifetime.
- 3.4.8 Three of these nine sites have been identified by RBWM as being more suitable for less vulnerable employment and leisure uses than for more vulnerable housing. The reasons that these sites are considered more suitable for employment and leisure are provided in Table 3-2.

Table 3-2 - Planning reason for directing less vulnerable uses to lower risk flood zones (Flood Zone 2 sites)

SITE	PLANNING JUSTIFICATION FOR ALLOCATION
Alma Road, Windsor	Extant permission for large office development.
Ditton Park, Riding Court Lane, Slough	Established Employment site in the Green Belt
Norreys Drive (South), Maidenhead	Established brownfield business area.

- 3.4.9 Although there are no alternative sites in areas of lower flood risk, as these nine sites are located in an area of medium risk they have been subjected to a high level assessment to consider if they are deliverable. The result of this assessment is presented in Table 3-3 and demonstrates that all of the sites are deliverable, subject to a satisfactory Flood Risk Assessment being prepared and approved.

Table 3-3 - High Level Assessment of Deliverability (Flood Zone 2 sites)

SITE	ASSESSMENT OF RISK
85-87 Lower Cookham Road, Maidenhead (Housing)	The entire site is located in Flood Zone 2. There is a small area of low surface water flood risk along the southern boundary of the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Alma Road, Windsor (Employment)	The majority of the site is located in Flood Zone 2 (86% of the site area). There are areas of low, medium and high surface water flood risk across the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access is available from the site to the east onto Alma Road.
Broom Lodge, Stanwell Road, Horton (Housing)	Over 75% of this site is located in Flood Zone 1, with the remainder in Flood Zone 2. Small localised areas of low risk surface water flooding are shown in the northern part of the site and adjacent to the southern boundary which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. There may be safe egress to the south but further investigation will be needed as there is localised flood risk. If there isn't safe egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.
Ditton Park, Riding Court Lane, Slough (Employment)	The majority of the site is located in Flood Zone 1 (95%). The remainder of the site is located in Flood Zone 2. Small areas of localised low to high surface water flood risk are located within the site boundary, which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. The site itself is likely to remain flood free, but will become an island during a flood event. A specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk
Land at Brook House and Rosebank Widbrook Road, Maidenhead (Housing)	Almost the entire site is located in Flood Zone 2 (99.6% of the site area), with the remaining area in Flood Zone 1. There are areas of low, medium and high surface water flood risk across the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. There may be safe egress to the south west of the site –but this will need to be confirmed. If there is not safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the

	Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land at Slough Road/Riding Court Road, Datchet (Housing)	Almost the entire site is located in Flood Zone 2 (99.9% of the site area). There are areas of low, medium and high surface water flood risk across the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead (Housing)	The majority of the site is located in Flood Zone 1 (99.7% of the site area). There are areas of low, medium and high surface water flood risk across some of the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access is available from the site to the north.
Land south of Harvest Hill Road, Maidenhead (Housing)	The majority of the site is located in Flood Zone 1 (99% of the site area). There are areas of low, medium and high surface water flood risk in the south-eastern part of the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access is available from the site to Kimber's Lane and Harvest Hill Road.
Norreys Drive (South), Maidenhead (Employment)	The majority of the site is located in Flood Zone 1 (90% of the site area). There are areas of low, medium and high surface water flood risk across some of the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access is available from the site to the north east.

Flood Zone 3a

3.4.10 The third stage of the Sequential Test was to identify all sites that lie in a combination of Flood Zones 1, 2 and 3a but not in Flood Zone 3b. There were found to be 20 sites within this band. The list of potential allocation sites on Flood Zone 3a is as follows:

- 13& r/o 11&15 Parsonage Lane, Windsor
- 95 Straight Road, Old Windsor
- Braywick Park
- Exclusive House, Oldfield Road, Maidenhead
- Horton Trading Estate, Stanwell Road, Horton
- Howarth Road Industrial Area, Maidenhead
- Land east of Oldfield Road, Maidenhead
- Land north and east of Churchmede Secondary School, Priory Road, Datchet
- Land north of Eton Road adjacent to St Augustine's Church, Datchet
- Land south of Ray Mill Road East, Maidenhead
- Land south of the A308(M), west of Ascot Road and north of the M4 (known as the Triangle Site)
- Land west of Windsor, north and south of the A308
- Reform Road

- Sawyers Close, Windsor
 - Sheephouse Trout Farm, Sheephouse Road, Maidenhead
 - Shirley Avenue (Vale Rd Industrial Estate), Windsor
 - Straight Works, Old Windsor
 - Vansittart Road Industrial Estate, Windsor
 - Windsor Dials, Windsor
- 3.4.11 These 19 sites are located partially or fully in Flood Zone 3a. There are no alternative sites in areas of lesser flood risk (the Flood Zone 1 and 2 sites are all required for RBWM to deliver its housing and employment requirements). However based on the flowchart in Figure 1 proposed developments comprising more vulnerable uses will require the Exception Test to be applied. Less vulnerable uses will not require the Exception Test.
- 3.4.12 Developers preparing site layouts should take a sequential approach and utilise areas within the site at lowest flood risk first (i.e. Flood Zone 1 followed by Flood Zone 2 followed by Flood Zone 3a). A site based FRA should be undertaken in accordance with the Level 1 SFRA, and the NPPF to show that the development will be safe for its lifetime.
- 3.4.13 Although there are no alternative sites in areas of lower flood risk, as these 20 sites are located in an area of high risk they have been subjected to a high level assessment to consider if they are deliverable. The result of this assessment is presented in Table 3-4 and the conclusion is that they are all deliverable subject to a satisfactory Flood Risk Assessment being prepared and approved. It is recommended that all of these developments should incorporate flood resilient and / or resistant construction techniques and emergency planning arrangements.

Table 3-4 - High Level Assessment of Deliverability (Flood Zone 3a sites)

SITE	ASSESSMENT OF RISK
13 & r/o 11&15 Parsonage Lane, Windsor (Housing)	The whole site is located in Flood Zone 3a. The site is indicated to be at considerable risk from surface water flooding, with a large area at high risk, and smaller areas at medium and low risk. This risk could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
95 Straight Road, Old Windsor (Housing)	The site is wholly situated within Flood Zone 3a. A small area of the site along the southern boundary has a low risk of surface water flooding. This risk could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Braywick Park (Leisure)	Just over three quarters of the site is located in Flood Zone 1. The eastern part of the site is located within Flood Zone 2, with a very small area (<1%) located in Flood Zone 3a along the eastern boundary. The site is at a low to high risk of surface water flooding, with high risk areas covering a small area in the centre of the site and a larger area in the southern section. This risk could be accommodated within the surface water drainage strategy and / or avoided /

	mitigated against in the masterplan layout. Access from the site is onto Braywick Road, which provides a safe and dry access and egress route from the site to offsite facilities in Flood Zone 1.
Exclusive House (Housing)	The majority of this site is located in Flood Zone 3a (70%); the remainder of the site is located in Flood Zone 2. The area in Flood Zone 3a is shown to be partly benefiting from flood defences. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed).. Residential development should be located in the lower risk Flood Zone 2 and defended Flood Zone 3a areas first. The site is wholly within the historic flood extent of the River Thames and the impact of this fluvial flood risk would need to be considered. Low surface water flood risk along the B3028 is shown to impinge on a very small area along the western boundary of the site. This area could be accommodated within the surface water drainage strategy. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Horton Trading Estate, Stanwell Road, Horton (Housing)	The majority of the site is located in Flood Zone 1 (87%). The south-eastern corner of the site is located in Flood Zone 2, with a small section of the eastern boundary in Flood Zone 3a. The whole site is shown to be at very low risk of surface water flooding. Access from the site will be to Stanwell Road. Parts of Stanwell Road are located within Flood Zone 2 within the vicinity of the site. Access from the site will be to Stainwell Road. Parts of Stainwell Road are located within Flood Zone 2 within the vicinity of the site.
Howarth Road Industrial Area, Maidenhead (Employment)	The majority of the site is located in Flood Zone 2 (97%). The remainder of the site is located in Flood Zone 3a. Small sections of the site are at low, medium and high risk of surface water flooding. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access and egress is available for the site.
Land east of Oldfield Road, Maidenhead (Housing)	The majority of the site is located in Flood Zone 3a (99.9% of the site area), with the remainder of the site in Flood Zone 2. An area in the centre of the site is shown to be at low, medium and high risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land north and east of Churchmede Secondary School, Priory Road, Datchet (Housing / Mixed Use)	A large proportion of this site is located in Flood Zone 2 (68%) with a small area in Flood Zone 1 (0.6%) and the remainder in Flood Zone 3a (32%). A number of small areas of low and medium surface water flood risk are shown within the site boundary which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. It is anticipated the site will be accessed via Riding Court Road, which is located in Flood Zone 2. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Land north of Eton Road adjacent to St Augustine's Church, Datchet (Housing)	Over 80% of the site is located in Flood Zone 3a, with the remainder in Flood Zone 2. An area through the centre of the site is shown to be at low to medium risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. F Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land South of Ray Mill Road East, Maidenhead (Housing)	Approximately 67% of the site is located within Flood Zone 2 and 33% in Flood Zone 3a. A section through the middle of the site is located in an 'Area Benefitting from Defences'. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed). Residential development in the east should therefore be avoided unless suitable compensation can be provided. There is surface water flood risk across the western edge of the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land south of the A308(M), west of Ascot Road and north of the M4 (known as the Triangle Site) (Employment)	The majority of the site is located within Flood Zone 1 (39%) or 2 (36%) with an area of Flood Zone 3a (25%) in the north and west of the site associated with the watercourse passing through the site. The areas of Flood Zone 3a are also shown to be at risk of surface water flooding. In February 2014 it was recorded that there was some standing water present in the central / eastern part of the site for at least a month and water levels in the stream were very high. The drainage strategy could incorporate SuDS to reflect the greenfield condition and minimise the risk of increasing flooding from sewers on the site. Safe access and egress is available to the east of the site onto Ascot Road.
Land west of Windsor, north and south of the A308 (Housing)	A large proportion of the site is located in Flood Zone 1 (92% of the site area), with the remainder split between Flood Zone 2 and Flood Zone 3a. Large areas adjacent to the site boundary are shown to be at high, medium and low risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Access is available from the site via Dedworth Road; Dedworth Road is in Flood Zone 1 however it is at risk from low, medium and high surface water flooding so safe access may be constrained via this access too. The developer should identify the availability of safe access from this site as part of a flood risk assessment.
Reform Road, Maidenhead (Housing / Mixed Use)	The majority of the site is located within Flood Zone 3a (78%), some of which is classified as benefitting from defences. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed) . The rest of the site is in Flood Zone 2 where residential development should be sequentially located. The site is wholly within the historic flood extent of the River Thames and the Flood Risk Assessment should consider this fluvial flood risk. Areas of the site are also shown to be at low, medium and high risk of surface water flooding. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation

	<p>& management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
<p>Sawyers Close, Windsor (Housing)</p>	<p>The majority of the site is located in Flood Zone 2. Areas adjacent to the eastern and southern boundaries of the site are located in Flood Zone 3a. Large sections of the site are shown to be at low risk of surface water flooding. There are also smaller areas of medium surface water flood risk, as well as high risk areas in the southern and eastern sections of the site. The surface water flood risk within the site boundary is connected to offsite overland flow routes to the west, south and east of the site. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
<p>Sheephouse Trout Farm, Sheephouse Road, Maidenhead (Housing)</p>	<p>A small area of the site in the north-eastern corner is located in Flood Zone 1. The remainder of the northern part of the site is located in Flood Zone 2. The southern area is located in Flood Zone 3a, with a small section in Flood Zone 2. Most of the area located within Flood Zone 3a is located in an 'Area Benefitting from Defences' except for an area in the south-western part of the site. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed). There are two areas of localised surface water flood risk within the site boundary; the area in the north-western corner is shown to be at low to high risk; the area in the centre is shown to be at low risk. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
<p>Shirley Avenue (Vale Road Industrial Estate), Windsor (Housing / Mixed Use)</p>	<p>The majority of the site is located in Flood Zone 3a (85% of the site area). Most of the areas between the existing buildings are shown to be at high, medium and low risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
<p>Straight Works, Straight Road, Old Windsor (Housing)</p>	<p>This existing brownfield site is almost entirely located within Flood Zone 3a (99.9% of the site area). Ground floor living accommodation could be avoided in favour of less vulnerable uses and the proposed building footprint could equal or be less than the existing footprint. The site is partly within the historic flood extent of the River Thames and the impact of this fluvial flood risk would need to be considered. Since there does not appear to be safe access or</p>

	egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Vansittart Industrial Estate, Windsor (Employment)	The existing brownfield site is located almost entirely within Flood Zone 3a (99.9%). There are small areas of surface water flood risk across the site which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. The proposed development should replicate the existing footprint to avoid displacement of floodwater. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Windsor Dials, Arthur Road, Windsor (Employment)	The majority of this existing brownfield site is located in Flood Zone 3a (88%). There are small areas of medium surface water flood risk which could be accommodated within the surface water drainage strategy and / or avoided in the site layout. The proposed footprint could equal or be less than the existing footprint. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Flood Zone 3b

- 3.4.14 The fourth stage of the Sequential Test was to identify all of those sites that appear in a combination of Flood Zones 1, 2, 3a and Flood Zone 3b. 20 sites were located within this band; with four sites partially located in Flood Zone 3b Developed and 16 sites located in Flood Zone 3b Functional Floodplain (seven of which are also located in Flood Zone 3b Developed).
- 3.4.15 The list of Flood Zone 3b Developed potential allocation sites is as follows:
- Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick)
 - Land At Poplars (13 & The Poplars) Woodhurst Road Maidenhead Berks SL6 8TG
 - Land east of Strande Park, Cookham
 - Manor House Lane Industrial Estate, Datchet
- 3.4.16 These four sites are located partially in Flood Zone 3b. Three of these sites contain over 50% in Flood Zone 3a. One of the sites contains nearly 50% in Flood Zone 2
- 3.4.17 The list of Flood Zone 3b Functional Floodplain potential allocation sites is as follows:
- Berkyn Manor Farm, Stanwell Road, Horton Slough
 - Centrica, Maidenhead Road, Windsor
 - Crown Farm, Eton Wick Road, Eton Wick (Site A)
 - Land between Windsor Road and Bray Lake, south of Maidenhead

- Land east of Queen Mother Reservoir, Horton
 - Land known as Spencer's Farm, north of Lutman Lane, Maidenhead
 - Land west of Monkey Island Lane, Maidenhead
 - Saint Cloud Way
 - School Site on Ray Mill Road East
 - Summerleaze, Summerleaze Road, Maidenhead
 - Tithe Farm, Tithe Lane, Wraysbury
 - Weir Bank, Monkey Island Lane, Bray
 - Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead
 - Windsor and Eton Riverside Station Car Park, Windsor
 - World of Water, 42 Wraysbury Road, Staines
 - York Road
- 3.4.18 Of these 16 sites, all but four have less than 15% of the site area located in Flood Zone 3b Functional Floodplain.
- 3.4.19 Discussions with the Environment Agency during the preparation of the Level 1 SFRA confirmed that, due to the obstructions to overland flow paths posed by existing development within flood affected areas, existing buildings (that are considered impermeable to floodwater) should not be considered as falling within the Functional Floodplain.
- 3.4.20 There are no alternative sites in areas of lesser flood risk; the Flood Zone 1, 2 and 3a sites are all required for RBWM to deliver its housing and employment targets. Based on the flowchart in Figure 1 sites in Flood Zone 3b Developed and Flood Zone 3b Functional Floodplain are inappropriate for development however these sites all contain areas in Flood Zones 1, 2 and 3a that can potentially be appropriately developed by applying the sequential approach.
- 3.4.21 Subject to becoming a firm allocation in the BLP and in relation to future development proposals, developers preparing site layouts should take a sequential approach and utilise areas of the sites at lowest flood risk first (i.e. Flood Zone 1 followed by Flood Zone 2 followed by Flood Zone 3a), and take due regard to the predicted impacts of climate change over the operational life. No highly, more or less vulnerable development shall take place in the Functional Floodplain.
- 3.4.22 Proposals for Essential Infrastructure in Flood Zone 3b Functional Floodplain will be required to satisfy the Exception Test. A site based FRA should be undertaken in accordance with Section 6: Flood Risk Policy in the Royal Borough of Windsor and Maidenhead and Section 7: Site Specific Flood Risk Assessment of the Level 1 SFRA to show that the development will be safe for its lifetime.
- 3.4.23 Although there are no alternative sites in areas of lower flood risk, as these sites are located in an area of high risk they have been subjected to a high level assessment to consider if they are deliverable. The result of this assessment is presented in Table 3-5 and the conclusion is that they are all deliverable subject to a satisfactory Flood Risk Assessment being prepared by the Developer and approved by the relevant authority.

Table 3-5 - High Level Assessment of Deliverability (Flood Zone 3b sites)

SITE	ASSESSMENT OF RISK
Berkyn Manor Farm, Stanwell Road, Horton Slough (Housing)	Over 66% of the site is located in Flood Zone 1. The existing access road is located in Flood Zone 3a, which equates to approximately a quarter of the site. There are small areas of Flood Zone 2 in the south-western and eastern areas of the site. The site borders an area of Flood Zone 3b Functional Floodplain, with a very small area of the site falling in this area (<1%). Parts of Flood Zone 3a in the south-western and north-eastern parts of the site are shown to be covered by an 'Area Benefitting from Defences'. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed). Parts of the existing access road within the site boundary is shown to be at low risk of surface water flooding, with the southern section forming part of an overland flow route to the south. A small area of medium surface water flood risk is located in the southern part of the site, adjacent to Stanwell Road. The surface water flood risk could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Access from the site will be to Stanwell Road. Although the section of Stanwell Road onto which the site access will join is located in Flood Zone 1, the sections to the east and west are located in Flood Zone 2 and 3a. Further investigation should be carried out to assess the availability of safe access and egress and the approach to be taken if safe access and egress is found not to be possible.
Centrica, Maidenhead Road, Windsor (Employment)	The majority of the site is located in Flood Zone 2 (99.6%) however small areas of the site are located in Flood Zone 3a (0.3%) and Flood Zone 3b Functional Floodplain (0.1%). The area in the Functional Floodplain should not be developed. Small areas of the site are shown to be at high, medium and low risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Access from the site will be to Maidenhead Road which is located in Flood Zone 2. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Crown Farm, Eton Wick Road, Eton Wick (Site A) (Housing)	Over 99.9% of the site is located in Flood Zone 3a. A small area (<1%) in the north-eastern corner of the site is located in Flood Zone 3b Functional Floodplain. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Land between Windsor Road and Bray Lake, south of Maidenhead (Housing)	54% of the site is in Flood Zone 1, 29% in Flood Zone 2 and 15% in Flood Zone 3a. 2.5% of the site is located in Flood Zone 3b Functional Floodplain. The area in the Functional Floodplain should not be developed. Safe access and egress is available for the site via the A308.
Land east of Queen Mother Reservoir, Horton (Housing)	More than 50% of the site is located in Flood Zone 1 with the rest of the site being located in Flood Zones 2, 3a, 3b Developed and 3b Functional Floodplain. Localised areas of high risk of surface water flooding exist in the northern and southern ends of the site, some of which are linked to offsite risk areas. Low and medium risk areas also exist in the northern and southern ends of the site, which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access and egress is available for the site via Springfield Road.

SITE	ASSESSMENT OF RISK
Land known as Spencer's Farm, north of Lutman Lane, Maidenhead (Housing)	59% of the site is located in Flood Zone 1, 17% in Flood Zone 2 and 12% in Flood Zone 3a. Nearly 13% of the site is located in Flood Zone 3b Functional Floodplain, with the remaining area (<1%) of the site in Flood Zone 3b Developed. The area in the Functional Floodplain should not be developed. Low, medium and high risk surface water flood flow routes exist in the western half of the site and originate from areas of risk to the west of the site. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access and egress is available for the site via Gardner Road.
Land west of Monkey Island Lane, including water treatment works, Maidenhead (Housing)	73% of the site is located in Flood Zone 2 and 13% in Flood Zone 3a. The remainder of the site (14%) is located in Flood Zone 3b Functional Floodplain. The area in the Functional Floodplain should not be developed. Several small and localised areas of low and medium surface water flood risk exist on the site, including areas associated with a water feature that exists in the south of the site. These areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Access from the site is assumed to be via Monkey Island Lane to the east of the site. Monkey Island Lane is located in Flood Zone 2 adjacent to the site. Approximately 120m south of the site Monkey Island Lane is in Flood Zone 1. If there is not safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
Saint Cloud Way (Housing / Mixed Use)	76% of the site is located in Flood Zone 1 and 23% in Flood Zone 2. Just over 1% of the site is located in Flood Zone 3a and just under 1% in Flood Zone 3b Functional Floodplain. The areas of Flood Zone 3b should not be developed. There are a number of areas shown to be at low surface water flood risk within the vicinity of the existing buildings, as well as a number of medium and high risk areas in the eastern part of the site. It is anticipated that these areas could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access and egress is available for the site via Saint Cloud Way and the B4447.
School on Ray Mill Road East (Housing)	The majority of the site is covered by Flood Zone 2 and Flood Zone 3a, which each cover approximately 45% of the site. The remaining 10% is covered by Flood Zone 3b developed and Flood Zone 3b Functional Floodplain. The areas of Flood Zone 3b should not be developed. Access and egress from the site is anticipated to be to Mill Road East. Within the vicinity of the site Mill Road East is located in Flood Zone 2. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

SITE	ASSESSMENT OF RISK
Summerleaze, Summerleaze Road, Maidenhead (Housing)	<p>Approximately 52% of the site is located within Flood Zone 2 and 46% in Flood Zone 3a. Just under 23% of the site is located within an 'Area Benefiting from Defences'; this area is wholly located within Flood Zone 3a. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed). The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Tithe Farm, Tithe Lane, Wraysbury (Housing)	<p>The majority of the site is located in Flood Zone 2 (94% of the site area), with 6% in Flood Zone 3a and less than 1% in Flood Zone 3b Functional Floodplain. The area in the Functional Floodplain should not be developed. An area in the south eastern part of the site is shown to be at medium and low risk of surface water flooding which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Weir Bank, Monkey Island Lane, Bray (Housing)	<p>The majority of the site is located in Flood Zone 3a. Three discrete areas of Flood Zone 2 are situated in the centre and northern area of the site. The eastern part of the site is located in Flood Zone 3b Functional Floodplain, with a small area of Flood Zone 3b Developed in the south-eastern corner. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Whitebrook Park (Housing)	<p>The site is located approximately 25% in Flood Zone 2, 63% in Flood Zone 3a and 12% in Flood Zone 3b Functional Floodplain. Most of the area located within Flood Zone 3a is located in an 'Area Benefitting from Defences' except for an area in the eastern part of the site. The Flood Risk Assessment needs to consider the impact of defence failure based on the information provided in this Level 2 SFRA and additional modelling if required (it is recommended that early consultation with the Environment Agency takes place for main rivers and the RBWM for ordinary watercourses to agree the extent of modelling needed). Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>

SITE	ASSESSMENT OF RISK
Windsor and Eton Riverside Station Car Park, Windsor (Housing)	Over 60% of the site is situated within Flood Zone 1 and just under a third is situated within Flood Zone 2. A small part of the site (<1%) is situated within Flood Zone 3b Functional Floodplain. The area in the Functional Floodplain should not be developed. Safe access and egress is available for the site via Riverside Walk.
World of Water, 42 Wraysbury Road, Staines (Housing)	Nearly 75% of the site is located in Flood Zone 3b Functional Floodplain. The remaining areas are located in Flood Zone 3a and Flood Zone 3b Developed. The southern and south-eastern areas of the site are shown to be at low to high risk of surface water flooding, which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment. The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.
York Road (Housing / Mixed Use)	76% of York Road is located in Flood Zone 1, 15% in Flood Zone 2 and 4% in Flood Zone 3a. The remainder of the site (4%) is located in Flood Zone 3b Functional Floodplain. The area in the Functional Floodplain should not be developed. Areas of low, medium and high risk of surface water flooding exist in the east of the site and along parts of the western boundary, which could be accommodated within the surface water drainage strategy and / or avoided / mitigated against in the masterplan layout. Safe access and egress is available for the site via York Road.

3.5 Exception Test

3.5.1 Based on the application of the flowchart in **Error! Reference source not found.**, the sequential Test has been applied to the 105 potential allocation sites and the following sites require the Exception Test to be applied:

- 13 & r/o 11&15 Parsonage Lane, Windsor (Housing)
- 95 Straight Road, Old Windsor (Housing)
- Berkyn Manor Farm, Stanwell Road, Horton Slough (Housing)
- Braywick Park (Housing)
- Crown Farm, Eton Wick Road, Eton Wick (Site A) (Housing)
- Exclusive House, Oldfield Road, Maidenhead (Housing)
- Horton Trading Estate, Stanwell Road, Horton (Housing)
- Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick) (Housing)
- Land At Poplars (13 & The Poplars) Woodhurst Road, Maidenhead (Housing)
- Land between Windsor Road and Bray Lake, south of Maidenhead (Housing)
- Land east of Oldfield Road, Maidenhead (Housing)
- Land east of Queen Mother Reservoir, Horton (Housing)
- Land east of Strande Park, Cookham (Housing)
- Land known as Spencer's Farm, north of Lutman Lane, Maidenhead (Housing)
- Land north and east of Churchmede Secondary School, Priory Road, Datchet (Housing and Mixed Use)
- Land north of Eton Road adj to St Augustine's Church, Datchet (Housing)

- Land south of Ray Mill Road East, Maidenhead (Housing)
- Land west of Monkey Island Lane, Maidenhead (Housing)
- Land west of Windsor, north and south of the A308 (Housing)
- Reform Road (Housing and Mixed Use)
- Saint Cloud Way (Housing and Mixed Use)
- Sawyers Close, Windsor (Housing)
- School on Ray Mill Road East (Housing)
- Sheephouse Trout Farm, Sheephouse Road, Maidenhead (Housing)
- Shirley Avenue (Vale Rd Industrial Estate), Windsor (Housing and Mixed Use)
- Straight Works, Old Windsor (Housing)
- Summerleaze Lake, Maidenhead (Housing)
- Summerleaze, Summerleaze Road, Maidenhead (Housing)
- Tithe Farm, Tithe Lane, Wraysbury (Housing)
- Weir Bank, Monkey Island Lane, Bray (Housing)
- Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead (Housing)
- Windsor and Eton Riverside Station Car Park, Windsor (Housing)
- World of Water, 42 Wraysbury Road, Staines (Housing)
- York Road (Housing and Mixed Use)

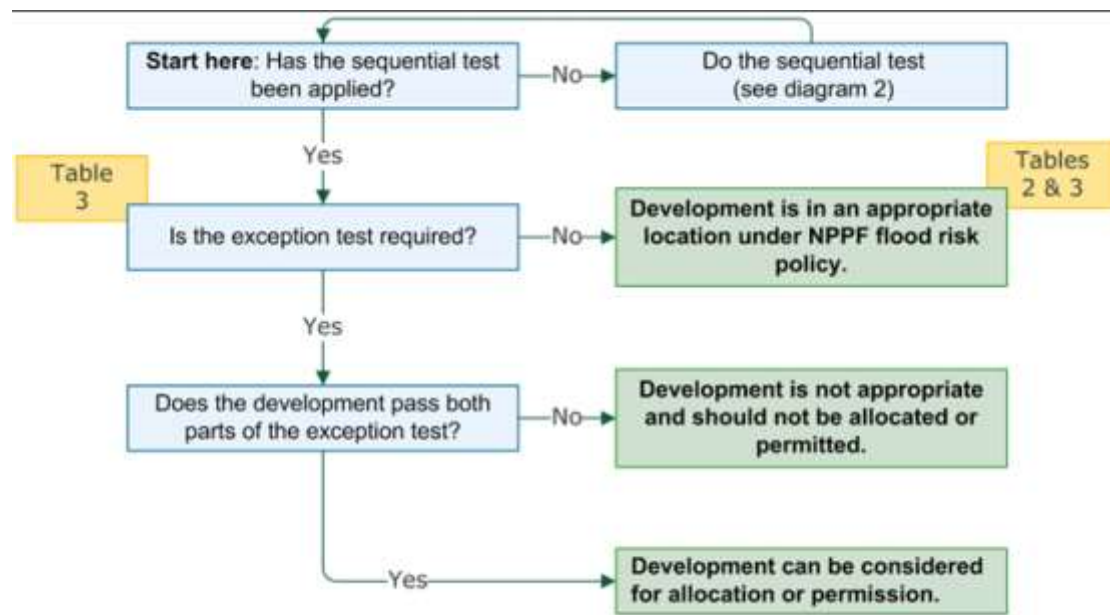
3.5.2 The Exception Test consists of the following two requirements, which the NPPF states must be passed for development to proceed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that 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.

3.5.3 Both elements of the Exception Test will have to be passed for development to be allocated or permitted.

3.5.4 Figure 2 shows the process that needs to be followed as part of the Local Plan allocation in terms of the Exception Test.

Figure 2 – Exception Test Flowchart



3.5.5 Table 3-4 and Table 3-5 show how the second part of the Exception Test can be met, however, it is the developer's responsibility to confirm that the second part of the test can be satisfied through preparation of an acceptable FRA and to provide as part of the Planning Application. The Exception Test in Table 3-6 sets out a number of issues that can be set against the first part of the Exception Test that should be considered by developers.

3.5.6 It should be noted that a number of potential housing allocations sites considered under the Level 1 SFRA, have since been deallocated or been altered.

Table 3-6 - Exception Test for the 31 potential allocation sites

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
13 & r/o 11&15 Parsonage Lane, Windsor	<ul style="list-style-type: none"> The small site of 0.38 Hectares(Ha) is located off Parsonage Lane, adjacent to Windsor Lawn Tennis Club. The development potential of the site is for 5 residential units. The site is currently made up of residential units and greenfield land. The east of the site contains patches of woodland and mature trees, and there are also trees at the west of the site just off Parsonage Lane. Development of the site should retain these biodiversity features where possible. (SA Objective 4) The site sits within the urban centre of Windsor, surrounded by residential development to the north, south and west, and Windsor Lawn Tennis Club to the east. As the site is previously developed, and would be redeveloped again for residential use, it is thought that there would be a negligible impact on the landscape (SA Objective 5). The site is made up of previously developed land, and within the urban agricultural land classification. Development of the site would be a positive use of the boroughs resources (SA Objective 7). The site is located within the target distance of two GP surgeries. Dedworth Medical Centre and The Clarence Medical Centre are within 800m of the site, giving residents excellent access to GP services (SA Objective 9). The site has good access to sustainable transport. Residents of the site are within the target distance of both Windsor & Eton Riverside railway station, and Windsor & Eton Central railway station (SA Objective 11). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
95 Straight Road, Old Windsor	<ul style="list-style-type: none"> The has a capacity for 11 residential units The site is not within the green belt The site is currently a mix of commercial light industrial uses within an otherwise residential area. (Efficient use of resources, SA Objective 7) As such,

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Berkyn Manor Farm, Stanwell Road, Horton Slough	<p>residential development of the site would be expected to improve the visual amenity of the area.</p> <ul style="list-style-type: none"> • Predicted to have a positive impact on the landscape and residential amenity (SA Objective 5) • The site is entirely previously developed land. Given the site's use as a petrol station it is likely that the site will contain contaminated land and decontamination for development will improve the risk of leakage to other sites (SA Objective 7) • Valuable trees can be retained as part of the development and planting enhanced. (SA Objective 4) • New residential building can provide development in character with the adjacent sites in terms of height and bulk and creation of open edges to the site. <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> • Site within minerals safeguarding area and Grade 3 agricultural land (SA Objective 7) Could compromise most effective use of resources. • Predominately previously developed; farm buildings, limited employment use. • Residential property in centre of the site (Grade II listed) would limit development potential.(SA Objective 6) • Site in proximity to water bodies and Arthur Jacobs nature reserve. Potential impact on protected species associated with designated sites may require mitigation (SA objective 4) • Site contains woodlands. Views from Colne Valley bridleway but screened with trees. Negligible impact on landscape (SA objective 5) • Wraysbury primary school 2.5 km outside target distance but accessible by car (SA Objective 12) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Braywick Park	<ul style="list-style-type: none"> • 26ha site of former golf driving range • Proximity to A308 dual carriageway and close to roundabout for the A308 and M4 motorways.. 1.25 km from railway station and 2.8km west of Taplow railway station. (SA objective 11) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Exclusive House, Oldfield Road, Maidenhead	<ul style="list-style-type: none"> • Located close to the centre of Maidenhead • 0.27 ha brownfield site. The site is not within the green belt and therefore development will be an efficient use of resources (SA Objective 7) • Capacity for 40 houses • Site has good road access throughout and beyond the borough.. close to motorway access and 1.15 from Maidenhead Railway station, and served by numerous bus routes with frequent access to Slough and Maidenhead Town Centres and Wexham Court and Bracknell. Development will therefore be likely to contribute to sustainable transport objectives (SA objective 11) • Development will provide scope for green landscaping on the Oldfield Road frontage and new development will be required to contribute to maintaining the character and appearance of the surrounding area. (SA Objective 5) • Site has good access to various health options including nearby doctors surgeries and an NHS hospital within 2.5 km. Access to greenspace facilities (The Moor) Guards Club Park etc.(SA Objective 9) • Good access to Oldfield primary school 800m south and Desborough College, 1.6km away. (SA Objective 12) • Site is within the Maidenhead AQMA. The risk of pollution will need to be suitably mitigated (SA objective 3) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Horton Trading Estate, Stanwell Road, Horton	<ul style="list-style-type: none"> • Capacity for 12 residential units • Previously developed employment land surrounded by existing residential and employment space. Good use of resources but could continue effective use as employment land in good quality buildings. • Wraysbury Reservoir is located 320m south east of the site, and Horton and Kingsmead Lakes is located 380m to the south west. Arthur Jacobs Nature Reserve LWS is located 100m north east of the site, and Colne Brook LWS runs adjacent to the site to the east. Development should seek to enhance biodiversity, green corridors and networks. Protected species associated with these designated sites will be safeguarded from harm and/or loss (SA Objective 4). • The site is lined to the east by woodland, which would screen the site from the industrial site to the east. Impacts on views from Stanwell Road would likely be negligible (SA Objective 5). • The site is also located on Grade 3 agricultural land. It is not known whether this is Grade 3a or 3b. Grade 3a is best and most versatile land that would be lost if the site were to be developed (SA Objective 7). • Wraysbury primary school 2.5 km outside target distance but accessible by car (SA Objective 12)

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Land At Poplars (13 & The Poplars), Woodhurst Road, Maidenhead	<p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> • 0.68 Ha, Site is currently used for residential land and gardens. • Good road access. Close to main road network including A4 and M4. Furze Platt Railway Station sits 1.6km and a five minute drive west of the site. Maidenhead Railway Station sits 1.8km and an eight minute drive south west of the site. The site is also within the target distance of the bus stops on Ray Mill Road East, 300m northwest of the site, which are served by the number 8 bus running a frequent service between Maidenhead Town Centre and Maidenhead. (SA Objective 11) • Summerleaze Gravel Pit LWS lies 590m northwest of the site. Recreational pressures at the LWS may therefore increase as a result of residential development. Requiring protection and enhancement of ecological value (SA Objective 4) • The site is not located in the Green Belt and is not within a recognised Landscape character area. Development will need to maintain and enhance the quality and distinctiveness of the landscape character (SA Objective 5). • The site is on previously developed land with a land classification of Urban and is therefore considered to be an efficient use of resources (SA Objective 7) • Good access to health options including Leisure centre, Marlow community hospital • No primary schools are within the target distance of the site, There are also no secondary schools within the target distance of the site, the nearest being Desborough College (SA Objective 12) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land between Windsor Road and Bray Lake, south of Maidenhead	<ul style="list-style-type: none"> • The site has good access to bus services, with the number 16 providing a frequent service between Windsor Town Centre and Maidenhead Town Centre and stopping within a 100m of the site. • Policy SP3 is anticipated to ensure development will provide uncluttered and safe routes which are easily accessible for all (SA Objectives 1 and 11). • The site is considered to be within the target distance of several NHS hospitals. This includes King Edward VII Hospital, 6.4km and a ten minute drive south east in Windsor, St Mark's Hospital, 4.5km and a ten minute drive north east in Maidenhead and Upton Hospital, 7.3km and a twelve minute drive east in Slough. Holyport Surgery is considered to be within the target distance of approximately half the site, lying 1.15km away at its most distant point and a 20 minute walk. • The site is considered to have very good access to open space, with ample natural green space accessible via the PROW network as well as Bray Lake just to the north (SA Objective 9). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land East of Oldfield Road, Maidenhead	<ul style="list-style-type: none"> • This 0.55 Ha site has capacity for 56 residential units. • Brownfield land currently used for commercial and industrial uses. Site is classified as urban and is considered to be an efficient use of resources. (SA Objective 6) • Has very good access to road network. Close to the A4 and A308(M) and M4. Maidenhead Railway Station sits 990m and a four minute drive west of the site. The site also has good access via bus, with the 16 and 16A providing a frequent service running between Windsor Town Centre and Maidenhead (SA Objective 10 & 11) • Good proximity to health options including St Marks Hospital and GP surgeries. Close to the leisure centre and access to other leisure facilities and green spaces.(SA Objective 9) • Oldfield Primary School is within target distance of the site. Desborough secondary school is 1.4 km distant. (SA Objective 12) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land east of Queen Mother Reservoir, Horton	<ul style="list-style-type: none"> • Green Belt site with capacity for 100 residential units. • Site is located on non-agricultural land between the Queen mother reservoir and the settlement of Brands Hill. This site will not result in the loss of agricultural land and is therefore, potentially a good use of resources for development (SA Objective 7) • Due to the embankment on the reservoir it is likely that development can be designed to have little landscape impact and to fit into the character of the surrounding residential area.(SA Objective 5) • 140m from the Queen Mother Reservoir Local Wildlife Site Biodiversity recognised as a key consideration for this site and any adverse impacts will require mitigation. (SA Objective 4) • Proximity to health options especially to high quality open space with several recreation and open spaces nearby. • There are a variety of employment opportunities nearby, some are outside RBWM. • Good access to GP surgeries and community facilities including Datchet Health

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Land east of Strande Park, Cookham	<p>Centre. (SA Objective 9)</p> <ul style="list-style-type: none"> The site is outside of target distances to existing schools. (SA Objective 12) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> Green Belt site of 0.9ha to the east of the existing park home site. Capacity for 20 further residential units. The site is existing green field land bordered by hedges and trees. The site is considered suitable for housing to extend the range of types of housing available within the Borough and is therefore an efficient use of resources to fulfil this need. (SA Objective 8) Approximately 0.8ha of the site is located within a mineral extraction site whilst the entirety of the site is located within Grade 3 agricultural land (SA Objective 7). Public transport options include Cookham Railway Station, 800m north of the site. Frequent bus services, run between Maidenhead Town Centre and High Wycombe, served by bus stops on the B4447 approximately 290m south west of the site and a ten minute walk away. Paths and pavements in the local area provide pedestrians and cyclists with convenient access to the site. (SA Objectives 1 and 11). The site is adequately served with health options. There are no AQMAs in the area (SA Objective 3) Cookham Medical Centre lies 1km to the north and is a four minute drive away by car. The site is in the urban to rural transition zone and as such there is ample natural greenspace for residents immediately surrounding the site. Alfred Major Park offers open greenspace 700m northwest of the site and a 13 minute walk away. Furze Platt Leisure Centre also offers leisure facilities within the target distance of 2km.(SA Objective 9). The site is 5 minute's drive from Cookham Rise Primary School. It is also within the target distance of Cookham Nursery School which sits 980m and a three minute drive to the north east of the site. The development is considered to be in keeping with the local townscape, whilst coalescence is not considered to be a concern at this location. Development will need to appropriately handle edge treatment and the transition to the countryside whilst retaining valuable trees where possible in order to maintain and enhance the distinctiveness of the landscape character. (SA Objective 5) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	<ul style="list-style-type: none"> This Green Belt site of 19.94ha site is located in the north west of the Borough, 2km north of Maidenhead and 10km northwest of Slough. The site rises from south to north and is bounded by a tree line as well as the Maidenhead – Marlow railway to the west, with late 20th century suburban housing beyond. Capacity for 300 new dwellings plus educational facilities (schools) and sports pitches. The site offers an opportunity for larger scale development enabling provision of infrastructure. (SA Objective 7) Approximately 2.5ha of the site in its north east corner is located on a former landfill site. The entirety of the site is located in Grade 4 agricultural land. Most of the site is located on a former mineral extraction site. The risk of development compromising the health of future users of the site must be mitigated in any future development. (SA Objective 7). Greenway Corridor LWS borders the eastern edge of the site, representing the waterway that follows this channel from north to south. Either protected or otherwise notable species of interest are likely to be associated with the watercourse, and scrub and/or hedgerows at the periphery of the site. However, current land management practices are likely to limit wildlife potential at the site. There is an opportunity for the ecological value of sites to be protected and Biodiversity enhanced in future development.(SA Objective 4) Furze Platt Railway Station lies 700m south west of the site. Maidenhead Railway Station is just over 2km south of the site and a seven minute drive away. Bus stops on the B4447 Gardner Road, within 400m of the site served by the 37 line running hourly between Maidenhead Town Centre and High Wycombe. Other hourly services are also available. A combination of paths and pavements in the local area provide pedestrians and cyclists with convenient access to the site. (SA Objective 11) There is opportunity for improving connectivity between the site and the PROW network. Access is a key consideration for future development. (SA Objectives 1 and 11). The site is 1.5km north east of Furze Platt Senior School and a four minute drive away. The site provides an opportunity to develop a secondary school and associated pitch facilities. The site is 950m north of Maidenhead Nursery School and a three minute drive away, whilst also being 800m north of St Mary's Catholic Primary School (SA Objective 12). Part of the site is within Summerleaze LCA, which is characterised by broad, flat and open floodplain with a fragmented landscape, remnant hedgerows and degraded 'edge of town' landscapes. It is considered to have a medium capacity for change; the inclusion of sports fields will mitigate the impact of development

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Land north and east of Churchmead Secondary School, Priory Road, Datchet	<p>which otherwise may adversely affect the landscape character. Edge treatment of the site is judged likely to aid the transition to the countryside. (SA Objective 5)</p> <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> This Green Belt site of 11.7Ha. is located immediately south of the M4. It is currently wholly green field land. Churchmead School lies immediately to the south of the site. There is extensive suburban housing on the other side of London Road. This large site has an estimated capacity for 175 residential units, together with employment use to be located near the north of the site where it abuts the motorway. This will fulfil the need for new employment space while at the same time helping to shelter the residential from the motorway. Future development may also provide an opportunity to extend the Churchmead Secondary School. (SA Objective 7) The site has good access to health facilities. The site is within the target distance of Datchet Health Centre, providing residents with health care (SA Objective 9). Future development will provide for the enhancement of the boundary trees thereby enhancing the green corridors and biodiversity. (SA Objective 4) The site is located within Grade 1 agricultural land, development of which will lead to the irreversible loss of the best and most versatile agricultural land (SA Objective 7). The site is not far from distance of both Datchet and Windsor & Eton Riverside railway stations, providing sustainable travel options for residents (SA Objective 11). Churchmead Secondary School is adjacent to the site, and there are educational facilities allocated with the site, possibly as an extension to the secondary school. The provision of these facilities in addition to the neighbouring secondary school, will provide residents with excellent access to education. The allocation of educational facilities will also benefit the wider community, providing additional education opportunities for residents in Datchet and the surrounding settlements (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land north of Eton Road adjacent to St Augustine's Church, Datchet	<ul style="list-style-type: none"> This Green Belt site of 3.92 Ha is located to the west of Castle Avenue adjacent to Eton House and Saint Augustine's Roman Catholic Church. The site is currently green field land. The capacity of this site is for 35 residential units The site is close to the M4 Motorway and as such is future development would need to be designed to mitigate the impact of vehicular traffic on air quality, noise and vibration. (SA Objective 3) The site is located within Grade 1 agricultural land, development of which will lead to the irreversible loss of the best and most versatile agricultural land (SA Objective 7). However part of the site is currently scrubland trees and hedgerows. Future development may provide an opportunity to improve the green corridor through this area to improve biodiversity. (SA Objective 4) Datchet Health Centre is the closest health facility, 1.3km south east of the site. This facility is likely to be accessible from the site by public transport or the car, being a four minute drive away (SA Objective 9). The site is within the target distance of Datchet, Windsor & Eton Central and Windsor & Eton Riverside railway stations, providing sustainable travel options for residents (SA Objective 11). Churchmead Church of England Secondary School is 800m south east of the site within the target distance. As such, the site has good access to educational facilities (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land south of Ray Mill Road East, Maidenhead	<ul style="list-style-type: none"> This 2.29Ha green field site is located in the interior of a residential block surrounded by suburban housing. The site is located 1.1 km north of the centre of Maidenhead. The capacity of this site is 60 residential units. As the site is surrounded by housing, new development will be likely to fit with the character of the area, allowing for a variety of residential buildings in a setting that preserves the amenity of the surrounding housing. (SA Objective 6) The site is underused green field of scrub and grassland, although it provides a habitat for wildlife. Local wildlife site Summerleaze Lake lies just north of the site whilst the greenway corridor lies 150m west, the setting of which may be effected by the development. Future development will provide an opportunity to retain to retain mature trees and enhance the ecology of the area. (SA Objective 4) The site is well served by the local road network and the A4 is a short drive to the east of the site. The nearest bus service is on Blackmoor Lane, 100m and a five minute walk northwest of the site. The stop is served by the frequent buses running hourly between to Maidenhead Town Centre. The nearest railway

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Land west of Monkey Island Lane, Maidenhead	<p>station to the site is Furze Platt Railway Station, Maidenhead Railway Station sits 1.5km south west of the site I (SA Objectives 10 and 11).</p> <ul style="list-style-type: none"> Residents at the site will be within the target distance of 1km from multiple GP surgeries. (SA Objective 9) Residents at the site would have access to various education opportunities. The site lies 1.9km and an eight minute drive north east of Desborough College. Forest Bridge School lies a six minute drive and 1.5km south east of the site whilst Furze Platt Senior School lies 2.1km and a six minute drive northwest. St Luke's Church of England Primary School lies 630m and a two minute drive south west of the site. Riverside Primary School & Nursery lies 690m northwest of the site and a two minute drive away. <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> The site of 6.7 HA currently used by a minerals processing plant for extraction sites in the Bray area. This is likely to continue until later in the plan period. The site itself is landfill following earlier mineral extraction. The site borders the water treatment plant to the north, residential housing to the south and Bray Lake to the east. Use of this previously developed land within the Green Belt for housing once the established processing use ceases is a good use of resources (SA Objective 7) The capacity of this site is for 100 residential units. It has good access to open space and natural greenspace, with the PROW network providing access into the countryside (SA Objective 9). The land is adjacent to existing housing and has convenient access to the A308 providing good access to Maidenhead and beyond. The site is 3.4km from Maidenhead Railway Station. Bus stops on the A308 run frequently to Maidenhead and Windsor Town centres. (SA Objectives 10 and 11) The site is entirely located within a Biodiversity Opportunity Area. Bray Pennyroyal Field SSSI, which is currently in an 'Unfavourable – recovering' state of conservation, lies five to ten metres east of the site. New residents at the site may increase recreational pressures at the Pennyroyal Field SSSI, Sensitive design that conserves the site's biodiversity will need to be incorporated in any future development.(SA Objective 4) Given the current use of the site and proximity to the adjacent residential housing and the Bray landscaped character area it is considered that residential development will provide for an enhancement of the character and also for a reduction of disturbance to adjoining residents with an appropriate transition to the countryside. (SA Objective 5) The site is not currently with target distance to either health or education facilities although St Marks Hospital is 5.3 km north east and Holyport College and Holyport C of E School and Foundation Unit are accessible by a short car journey. <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Land west of Windsor, north and south	<ul style="list-style-type: none"> This Green Belt site is 27.76 Ha. It is currently used predominantly for agriculture (classified as Grade 3) with developed land within two garden centres and some parcels of residential land. The A308 bisects the site. Windsor town centre lies to the east of the site and the settlement of Dedworth to the west. The capacity of this site is 450 residential units along with provision of strategic public open space, pitches for football and rugby and educational facilities. The size of the site is considered to provide the opportunity to develop a range of facilities alongside substantial quantity of new housing. This will support the existing community and also to provide community infrastructure to meet the needs of growth in the area. (SA Objective 10 and 7) Windsor town centre itself provides a variety of community facilities including a pharmacy, a superstore, a post office, numerous churches, and public houses. These are all accessible from the Growth Location (SA Objective 10). Future development should respect the character and appearance of the countryside and landscape setting. Development will change views from local houses, roads and users of the footpaths surrounding the location. Views of key local landmarks such as the River Thames should be retained (SA Objective 5) There are a number of bus stops located along the boundaries of the site. Services include the 16, 16A, W1, 12 and 77, which to destinations including Maidenhead and Heathrow airport. Provision of pedestrian and cycle links through the site as part of future development would improve connectivity, with the local PROW enhanced and protected (SA Objective 11). The site is within the target distance of local primary and secondary schools. There are a number of primary schools in Windsor, allowing good access for residents to educational facilities (SA Objective 12). The site offers residents good access to a range of employment opportunities in Windsor, accessible via public transport, walking or cycling (SA Objective 14). The site closest GP surgery is at Dedworth and is some 2km from the northwest boundary of the site Additional facilities are available in Windsor however these are likely to rely on access by car. Windsor leisure centre is 3 km distant from

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Reform Road, Maidenhead	<p>the site. There is a range of open space options in areas around the site and if taken with proposals for future provision on site future residents will be well serves for Health options. (SA Objective 9)</p> <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> • The site is part of the Maidenhead Town Centre Growth Location. This previously developed land currently accommodates a range of employment and town centre uses. The site is immediately to the north of the railway line. • The capacity of the 6.99Ha Reform Road site is 150 residential units as part of a mixed use scheme including employment. • The Growth Location includes Maidenhead Railway Station and as such, access to the rail network is excellent in this Growth Location. Frequent bus services are available locally along with a full range of facilities and amenities easily accessible by walking, cycling or public transport, Future development should provide further enhancement of sustainable transport links in this urban location (SA Objectives 1 and 11) • Biodiversity within Maidenhead Town Centre is considered to be limited in its current condition. Future development would be required to include good design to conserve and where possible to enhance the biodiversity of the area. (SA Objective 4). • In light of the current uses in the areas, redevelopment offers the opportunity enhance the local townscape of post-war commercial, industrial and residential units. High quality design should consider the privacy, amenity and character of the surrounding area is a requirement in the Growth Location's (SA Objective 5). • Future residential development would be required to include appropriate design treatment to mitigate the noise and impacts of the nearby railway line. (SA Objective 3) • Being previously developed land this is considered to be an efficient use of the Borough's resources (SA Objective 7). • All areas have local access to a GP surgery including The Cedars Surgery and the Claremont Surgery, which are adjacent to the Saint-Cloud Way area. All areas of the Growth Location are also considered to be within the target distance of St Mark's Hospital.(SA Objective 9) • Leisure facilities are available in the town centre including Braywick Park and Furze Platt Leisure Centre. • A full range of community facilities are available locally in the Growth Location and additional community facilities will be provided at the Saint-Cloud Way area. Existing community uses could be retained or provided elsewhere in the growth area. (SA Objective 10). • Each area of the Growth Location is considered to be within the target distance, and to have good access to, a variety of both secondary and primary schools (SA Objective 12). • The Maidenhead Town Centre Growth Location seeks to retain and expand employment provision in the town centre, which is a crucial location for the local economy. In turn, the location provides excellent access to a range of employment opportunities for residents that are easily accessible via sustainable transport.(SA Objective 14) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Saint Cloud Way, Maidenhead	<ul style="list-style-type: none"> • The site is part of the Maidenhead Town Centre Growth Location. This previously developed land currently accommodates a range of employment and town centre uses including the Magnet Leisure centre and car parking. • The capacity of the 2.58Ha Saint Cloud Way site is for 600 residential units. • The Growth Location includes Maidenhead Railway Station and as such, access to the rail network is excellent in this Growth Location. Frequent bus services are available locally along with a full range of facilities and amenities easily accessible by walking, cycling or public transport, Future development should provide further enhancement of sustainable transport links in this urban location (SA Objective 11) • Biodiversity within Maidenhead Town Centre is considered to be limited in its current condition. Future development would be required to include good design to conserve and where possible to enhance the biodiversity of the area. (SA Objective 4). • In light of the current uses in the areas, redevelopment offers the opportunity enhance the local townscape of post-war commercial, industrial and residential units. Indeed, high quality design that considers the privacy, amenity and character of the surrounding area is a requirement in the Growth Location's proformas (SA Objective 5). • Being previously developed land this is considered to be an efficient use of the Borough's resources (SA Objective 7). All areas have local access to a GP surgery including The Cedars Surgery and the Claremont Surgery, which are adjacent to the Saint-Cloud Way area. All areas of the Growth Location are also considered to be within the target distance of St Mark's Hospital. • Leisure facilities are available in the town centre including Braywick Park and Furze Platt Leisure Centre.

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Sawyers Close, Windsor	<ul style="list-style-type: none"> A full range of community facilities are available locally in the Growth Location and additional community facilities will be provided at the Saint-Cloud Way area. Existing community uses could be retained or provided elsewhere in the growth area. (SA Objective 10). Each area of the Growth Location is considered to be within the target distance, and to have good access to, a variety of both secondary and primary schools (SA Objective 12). The Maidenhead Town Centre Growth Location seeks to retain and expand employment provision in the town centre, which is a crucial location for the local economy. In turn, the location provides excellent access to a range of employment opportunities for residents that are easily accessible via sustainable transport.(SA Objective 14) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> The site is located off Maidenhead Road and Smiths Lane, and is inclusive of Sawyer's Close. The site is currently made up of residential units and an area of open green field land at the south of the site. The site is located partially on previously developed land, on the northern settlement edge of Windsor. This site could potentially be developed for 179 residential units The site is partially made up of previously developed land, and within the urban and non-agricultural land classification. Development of the site would be a positive use of the boroughs resources (SA Objective 7). The site is surrounded by residential development to the south and west, and employment space to the north. Redevelopment of the site for residential use would therefore be in keeping with the existing local townscape.(SA Objective 5) Sutherland Grange LWS is located 400m north west of the site. Within the site boundary are sparse trees and hedgerows, with mature trees running along the site boundaries. Development should maintain these biodiversity features where possible (SA Objective 4) Dedworth Medical Centre is located 210m south of the site, providing residents with good access to health services (SA Objective 9). The majority of site is not within the target distance of a railway station. The eastern edge of the site is 1.5km from Windsor and Eton Central railway station, just within the target distance (SA Objective 11). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
School on Ray Mill Road East	<ul style="list-style-type: none"> This 0.72ha site is located in the north east of Maidenhead in the north west of the Borough. It is currently the location of Claire's Court, a private school. The potential capacity of this site is 10 residential units. The site is on previously developed land and is entirely located within land classified as urban. It is therefore considered to be an efficient use of resources (SA Objective 7). However, It is currently unclear what the effect of closing this school location would be as the school may be able to increase capacity at its remaining sites as a result of closing this one. When taking a precautionary approach to the assessment, it is considered that this development would result in a reduction in the capacity of schools in the local area (SA Objective 12). The site is considered to have good access to the local road network and A4094 lies 440m and a three minute drive east of the site. The M4 lies 3.6km and a ten minute drive south of the site. Furze Platt Railway Station is 1.5km west of the site with Maidenhead Railway Station 1.8km south west of the site. The site is also within the target distance of bus stops with a frequent service between Maidenhead Town Centre (SA Objective 11) Summerleaze Gravel Pit LWS lies 320m northwest of the site. Recreational pressures at the LWS may therefore increase as a result of residential development on this site (SA Objective 4) The site is not located in the Green Belt and is not within a recognised landscape character area. Future development would be expected to maintain and enhance the quality and distinctiveness of the landscape character (SA Objective 5). It is considered that residents at the site will have good access to recreational open space. Summerleaze Lake, Summerleaze Gravel Pit LWS, River Thames and Ray Mill Island are all within 700m and considered to be conveniently accessible for residents via road and the PROW network (SA Objective 9) No primary schools are within the target distance of the site, the nearest being Riverside Primary School and Nursery 1.1km and a three minute drive west of the site. There are also no secondary schools within the target distance of the site, the nearest being Desborough College which lies 2.3km and a ten minute drive south west of the site.(SA Objective 12) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Sheephouse Trout Farm, Sheephouse Road, Maidenhead	<ul style="list-style-type: none"> This 1.09ha Green Belt site is located in north Maidenhead in the north west of the Borough and is currently occupied by a number of commercial properties including short term let cottages and retail outlet. The potential capacity of this site is 10 residential units. The site is entirely located within Grade 2 agricultural land, however the land

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
	<p>has been previously developed and is considered to be an efficient use of resources (SA Objective 7).</p> <ul style="list-style-type: none"> The site is considered to have good access to the local road network and A4094 lies 360m away and the A4 a four minute drive east of the site. The M4 is a ten minute drive north of the site. Furze Platt Railway Station is 1.7km southwest of the site with Maidenhead Railway Station 2.7km south west of the site. The nearest bus stop is situated in the vicinity of the entrance to the site on Sheephouse Road with buses running to Maidenhead Town Centre.(SA Objective 11) The site sits 320m east of Summerlease Gravel Pit LWS, which may lead to an increase in recreational pressure at the LWS. Future development should ensure the ecological value of sites is protected and enhanced (SA Objective 4). The site is entirely located within the Green Belt as well as within Summerlease LCA, which is characterised by broad, flat and open floodplain with a fragmented landscape, remnant hedgerows and degraded 'edge of town' landscapes and is recognised as having a medium capacity for development. The residential development is considered to be in keeping with the existing residential setting of the site.(SA Objective 5) The site is not within the target distance of any GP surgery. The site is within the target distance of leisure facilities. Magnet Leisure Centre lies 1.9km and a seven minute drive south west of the site. The site is considered to have good access to natural greenspaces. (SA Objective 9) The site is not within the target distance of a secondary school, the nearest being Furze Platt Senior School lying 2.3km and a nine minute drive west of the site. The site is also not within the target distance of a primary school, St Mary's Catholic Primary School being the nearest at 1.3km and a seven minute drive south west of the site (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Shirley Avenue (Vale Road Industrial Estate), Windsor	<ul style="list-style-type: none"> The 1.58Ha site is made up of previously developed land as part of the Vale Road Industrial Estate. The site is located on Shirley Avenue off Vale Road. The site is made up of employment space, including Medina Dairy and Five Star Health and Fitness, and a car park. It also includes some community uses in the form of a mosque. The potential capacity of the site is 8 residential units although employment uses should be retained in any future redevelopment. To the south the site is bordered by housing and is split by a health centre. The northern part of the site has an extant planning permission for 14 residential dwellings. The use of this brownfield site for mixed residential and employment use is considered to be an efficient use of resources (SA Objective 7) Future development should in keeping with the surrounding townscape of Windsor. Mature trees exist along the boundary of the site. The retention of the trees is an important characteristic of the area, particularly where they create the boundary of the adjoining recreation field. Dedworth Medical Centre is located adjacent to the site, providing residents with immediate access to health services (SA Objective 9). The majority of the site is within the target distance of Windsor and Eton Central railway station. The western edge of the site is just outside of this distance, being 1.6km from the railway station. As such, it is expected that residents would still be able to access the railway station (SA Objective 11). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Straight Works, Straight Road, Old Windsor	<ul style="list-style-type: none"> This small, 0.55 Ha site is currently occupied by one and two story light industrial units. There are some mature trees around the boundaries of the site with the centre of the site used for car parking and hard standing. The site is surrounded with residential properties. The access to the site has restricted manoeuvring for larger commercial vehicles. The potential capacity for this site is 20 residential units. Redevelopment of this restricted employment site for residential is considered likely to improve the amenity of the surrounding residential properties. Although the loss of small scale industrial units for which there is an acknowledged need is an issue, given the restrictions of the site, as a brownfield site is considered to be an efficient use of the resources of the Borough.(SA objectives 3 and 14) The location within Old Windsor means that the site is close to local amenities and facilities for future residents including access to GP surgeries and community facilities. (SA Objectives 9 and 10) The site has good access to local road network and is close to the Windsor Railway Station and bus services providing a good level of access to sustainable transport. (SA Objective 11) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Summerlease Lake, Maidenhead	<ul style="list-style-type: none"> Summerlease Lake is a manmade lake at the site of a former mineral works surrounded on all sides by residential land. This site has been promoted for the potential developable of 37 residential units. These units would be floating and flood resilient properties that cover

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
	<p>approximately 1.4ha of the 5.7ha and 3m deep lake.</p> <ul style="list-style-type: none"> Developing on the lake would cover one of the Borough's natural resources. It is noted that Summerleaze Gravel Pit 100m to the north is designated as a LWS, as is the Greenway Corridor to the west of both sites, so there is potential for Summerleaze Lake to also be a valuable natural resource for the borough. (SA Objective 7). The partial infilling of the lake is considered likely to cause a reduction in the ecological value of the site. It is considered likely that this waterbody supports a diverse fresh water ecological community. It is also considered likely that the lake's ability to support life will be adversely impacted by the development proposed for this site. (SA Objective 4) The site is considered to have convenient access for residents by road. It sits 750m west of the A4094, 900m and a three minute drive north of the A4 and 3.7km and a ten minute drive north of the M4. Furze Platt Railway Station is within 1.2km and Maidenhead Railway Station 1.7km from the site. A number of bus stops are within the target distance, routes to Maidenhead Town Centre. (SA Objective 11) The site is not within a recognised landscape character area. Details on the proposed form of the 37 residential units, or proposed shape and form of the waterbody after being developed on, are currently lacking and therefore the overall effect on the landscape is to a degree uncertain. However, when applying a precautionary approach, it is considered that the infilling of a large portion of the lake for 37 residential units would result in a significant change to the current landscape, with the potential for a significant adverse effect, particularly when taking into account views of the lake for existing residents. (SA Objective 5) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Summerleaze, Summerleaze Road, Maidenhead	<ul style="list-style-type: none"> This 6.19ha Green Belt site is located in the north west of the borough, 1.1km north of the centre of Maidenhead and 9km west of Slough. The site is currently used by an aggregates business and comprises bare ground and buildings with peripheral scrub, amenity grassland and semi-improved grassland. The development capacity of the site is 130 residential units. Furze Platt Railway Station offers the nearest railway link, lying 1km to the west. Maidenhead Railway Station lies 1.83km and an eight minute drive south west of the site. Summerleaze Road is served by the frequent bus services running between Maidenhead and Maidenhead Town Centre. The site is considered to be highly accessible for pedestrians and cyclists, with numerous paths in the vicinity. This connectivity could be enhanced through future developments. (SA Objectives 1 and 11). Summerleaze LCA is characterised by broad, flat and open floodplain with a fragmented landscape, remnant hedgerows and degraded 'edge of town' landscapes and is considered to have a medium capacity for change. Residential development of the site may offer the opportunity to enhance the quality of the local (SA Objective 7) The nearest GPs to the site is Cordwallis Road Surgery, 1.2km and a three minute drive south west of the site. The Cedar Surgery sits 1.3km and a four minute south west of the site whilst Claremont Surgery lies 1.3km and a five minute drive south west. St Mark's Hospital is 2.5km south west of the site and a nine minute drive away. Furze Platt Leisure Centre offers the nearest leisure facilities, 2km and an eight minute drive west of the site. (SA Objective 9) Various natural greenspaces are within close proximity to the site, including Summerleaze Gravel Pit to the north and Strand Water to the west. The site's proforma includes the requirement to improve connectivity to leisure/recreational provision at Summerleaze Park. Policy HO6 is anticipated to ensure residential accommodation will provide suitable usable amenity space (SA Objective 9). The site is within the target distance of numerous primary and nursery schools. St Mary's Catholic Primary School sits 925m and a six minute drive west, Maidenhead Nursery School 1km and a five minute drive west and Riverside Primary School and Nursery 910m and a three minute drive and west of the site. The nearest secondary school to the site is Furze Platt Senior School, 2km and a seven minute drive west (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Tithe Farm, Tithe Lane, Wraysbury	<ul style="list-style-type: none"> This Green Belt site is located south of Bowry Drive, and Tithe Lane. The site is predominately previously developed land that includes agricultural buildings, Autocare Wraysbury employment space, and residential properties to the south east of the site. In the west of the site is an area of greenfield land with some patches. The development capacity of the site is 30 residential units. The site is located within decibel noise contours 60-63 for Heathrow airport. As the site falls within this contour and above, it is highlighted as having the potential to be adversely affected by noise pollution. The development proposal will need to demonstrate via a noise impact assessment, effective mitigation measures. (SA Objective 3) The site is adjacent to a Biodiversity Opportunity Area (BOA). As such, any

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	<p>opportunity to enhance biodiversity on site should be designed to help meet the ambitions of the BOA.(SA Objective 4)</p> <ul style="list-style-type: none"> The site is located within close proximity of the South West London Waterbodies. These Ramsar sites are located just 50m south and 200m north of the site. The waterbodies are eutrophic standing water priority habitats. Future development will be expected to protect these important ecological sites. The site is located in a built-up area, with residential properties to the north, and within the site boundary itself. The site is relatively flat. The lake to the south of the site provides the area with distinctive character, as development is structured around this. New development will be required to be designed of high quality to support the character of the area, and for appropriate edge treatment and transition into the countryside.(SA Objective 7) Wraysbury Primary School is within recommended distance of the majority of the site. The east of the site is just over 1km from the primary school. It is expected that residents will have good access to the school, being just a four minute drive from the site (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p> <ul style="list-style-type: none"> The development capacity of the site is 175 residential dwellings. Redevelopment of the site for residential including the development of the open land at the rear of the site is considered to be positive use of the Borough's resources (SA Objective 7) The 8.12 Ha Green Belt site is located in the north west of the Borough, 2.3km north of the centre of Maidenhead and 8.5km north west of Slough.. The site is used for employment within two primary buildings in the middle and frontage of the site. The frontage building remains occupied. To the rear is Maidenhead Court Playing field which is short-mown amenity grassland and hedgerows with tree cover around the periphery. The site is located just off the A4094. It sits 2.2km north of the A4 and 4.75km north of the M4. The nearest bus stops are 100m west of the site on Sheephouse Road. The stop is served a regular bus service to Maidenhead Town Centre. Furze Platt Railway Station is the closest railway station to the site, lying 2.2km south west. Access to and from the site for pedestrians and cyclists is considered to be convenient. (SA Objectives 1 and 11). The site is located 4km and a twelve minute drive north east of St Mark's Hospital. The site has ample natural greenspace surrounding it, including the River Thames approximately 150m to the east. The site's proforma states the requirement for the provision of on-site public open space, the retention of valuable trees and recreational access to Thames Path. Policy HO6 is anticipated to ensure residential accommodation will provide suitable usable amenity space (SA Objective 9). Trees should be retained where possible and a buffer zone of 10m should be retained between new houses and the adjacent woodland area³³. Recreational access to Thames Path will be a requirement for future development along with retention of valuable trees where possible, particularly at site boundaries with appropriate edge treatment and transition to the countryside.(SA Objective 7) The site is bounded to the south by establish green and leafy suburban development. Design and character are also recognised as key considerations for future development. Approximately 3.8ha of the site is located in the Green Belt as well as in the Cookham LCA. Cookham LCA is characterised by the meandering river, open and historic floodplain as well as linear woodlands and parkland trees and is considered to have a low capacity for change. Development will need to maintain and enhance the quality and distinctiveness of the landscape character (SA Objective 5). No primary school is within the target distance of 1km from the site. The nearest is St Mary's Catholic Primary School, sitting 2.2km and a nine minute drive south west of the site. Maidenhead Nursery School and Riverside Primary School & Nursery lie 2.6km south west of the site and an eight minute drive away. There are no secondary schools within the target distance of 2km from the site. The nearest is currently Furze Platt Senior School lying 3.2km and a twelve minute drive west of the site (SA Objective 12). <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>
Windsor and Eton Riverside Station Car Park, Windsor	<ul style="list-style-type: none"> This site of 0.86 Ha is located along Riverside Walk, adjacent to the River Thames. The sites existing use is a car park for the Windsor and Eton Riverside railway station. The development capacity of this site is for 30 residential units along with the retention or reprovision of car parking for the station. Development on brownfield land is considered to be a good use of the Boroughs resources. (SA Objective 7) The site sits on the outskirts of the urban centre of Windsor, with the railway station to the south and woodland to the north. There is residential development to the east across the river Thames, which development of the site for residential use would be in keeping with. Future development should be designed to be sensitive to the scale and heights of existing properties around

Sites requiring exception testing

Evidence of wider sustainability benefits to the community

World of Water, 42 Wraysbury Road, Staines

the site, and its location in Windsor. As such, the redevelopment of the site for housing is likely to have a negligible impact on the landscape. The site is screened to some extent by mature trees and woodland. Design of future development must consider the impacts on long distance views, including the River Thames (SA Objective 5).

- Windsor Castle is a Grade I listed building located 240m south of the site. Development of the site has the potential to impact on long distance views towards Windsor Castle and to impact the setting of the conservation areas. 'The Royal Estate Windsor: Windsor Castle and Home Park' is a registered park and garden located adjacent to the site. The southern end of the site is within Windsor Town Centre Conservation Area. Redevelopment of the site with appropriate consideration in the design for the character of the area is considered to provide an opportunity to repair and improve the townscape quality of this historic setting.(SA Objective 6)
- The site is located within target distance of two GP surgeries. South Meadow Surgery is within walking distance from the site, 360m northwest of the site, and Sheer Street Surgery is 780m south of the site. As such residents are seen to have good access to health services (SA Objective 9).
- The site has excellent access to railway stations. Windsor & Eton Riverside railway station is 90m south of the site, and Windsor & Eton Central is 470m south of site. These are both extremely accessible for residents, and are expected to be within walking distance (SA Objective 11).

It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.

- This 0.79 Ha Green Belt site The site is located north of Stanwell Road, and east of Foundry Lane. This is predominately previously developed, made up of farm buildings, which are anticipated to offer limited employment uses, a car park and a residential property in the centre of the site. To the south west of the site is greenfield land, including dense patches of woodland and some grassland and sparse trees.
- The potential capacity of this site is 35 residential units.
- This site is partially previously developed, currently used for employment space. As such development of previously developed land may be considered a suitable use of the Borough's resources. (SA Objective 7)
- Development of the site for residential units would be in keeping with the existing townscape, however to the design would also need to
- consider the characteristics of the surrounding landscape. These characteristics include the lake to the east, and open greenfield land to the north and south. Woodland bordering the site is likely to soften adverse landscape impacts. The site contains woodland patches in the centre, south and bordering the site. Future development will be expected to protect and retain trees, woodlands and hedgerows and provide mitigation where harm is unavoidable (SA Objectives 4 and 5)
- There is a Grade II Listed building located in the centre of the site. Development should be designed with consideration to this heritage asset and its setting. (SA Objective 6)
- Wraysbury Primary School is 2.5km south west of the site. This is outside of the target 1km distance of a primary school, however is a six minute drive. It is thought that residents would be able to access the educational facility using the car (SA Objective 12).

It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.

York Road

- This 4.5Ha site has been assessed as part of the Maidenhead Town Centre Growth Location.
- The development capacity for this site is 320 residential units as part of a mixed use scheme on previously developed land.
- The site which lies to the south of the Maidenhead Town Hall and library is currently occupied by a range of town centre uses including low scale commercial buildings, car parks and the bowling club. As such development for residential and other town centre uses is considered appropriate use of the Borough's resources.(SA Objective 7)
- The Growth Location includes Maidenhead Railway Station and as such, access to the rail network is excellent in this Growth Location. Frequent bus services are available locally along with a full range of facilities and amenities easily accessible by walking, cycling or public transport. It is a requirement of the proformas for the sites in this Growth Location to provide pedestrian and cycle links to Maidenhead Town Centre (SA Objectives 1 and 11)
- Biodiversity within Maidenhead Town Centre is considered to be limited in its current condition. The proforma for Reform Road states the requirement for design to conserve the biodiversity of the area. Policy NR3 requires development to avoid damage to designated sites and protect and enhance the ecological value of the site and as such the effect of development on these sites is expected to be negligible. However development provides an opportunity for enhancement of the ecological value of the area. (SA Objective 4).
- In light of the current uses in the areas, redevelopment offers the opportunity enhance the local townscape of post-war commercial, industrial and residential

Sites requiring exception testing	Evidence of wider sustainability benefits to the community
	<p>units. Indeed, high quality design that considers the privacy, amenity and character of the surrounding area is a requirement in the Growth Location's proformas (SA Objective 5).</p> <ul style="list-style-type: none"> • All areas have local access to a GP surgery including The Cedars Surgery and the Claremont Surgery, which are adjacent to the Saint-Cloud Way area. All areas of the Growth Location are also considered to be within the target distance of St Mark's Hospital. (SA Objective 9) • Leisure facilities are available in the town centre including Braywick Park and Furze Platt Leisure Centre. • A full range of community facilities are available locally in the Growth Location and additional community facilities will be provided at the Saint-Cloud Way area. Existing community uses at West Street are expected to be retained unless acceptable provision is made elsewhere (SA Objective 10). • Each area of the Growth Location is considered to be within the target distance, and to have good access to, a variety of both secondary and primary schools (SA Objective 12). • The Maidenhead Town Centre Growth Location seeks to retain and expand employment provision in the town centre, which is a crucial location for the local economy. In turn, the location provides excellent access to a range of employment opportunities for residents that are easily accessible via sustainable transport. (SA Objective 14) <p>It is therefore considered that the Site has the potential to PASS the first part of the Exception Test.</p>

3.5.7 As can be seen from Table 3-6 above, all of those Sites which have been appraised for sustainability and require Exception Testing have the potential to provide wider benefit to the community, and could therefore pass the first part of the Exception Test.

3.5.8 Passing the second part of the Exception Test would require the development of a detailed site specific FRA, however, based on the information reviewed, appropriate development proposals could also pass the second part of the Exception Test. However, Flood Zone 3A sites would retain significant technical challenges, especially for those Sites significantly within the floodplain. These sites would need to carefully consider the requirements for floodplain compensation and safe access and egress, before development could be permitted. A summary of the Sites which are expected to be able to pass the Exception Test is provided in Table 3-6, below.

Table 3-7 - High Level Assessment of Exception Test for Allocated sites

DEVELOPMENT SITE	PASSES PART 1 OF EXCEPTION TEST	ALL (+95%) IN FLOOD ZONE 3	COULD PASS PART 2 OF THE EXCEPTION TEST
95 Straight Road, Old Windsor	Yes. Subject to appropriate development.	Yes	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met.</p>
Braywick Park	Yes. Subject to appropriate development.	No, majority in Flood Zone 1.	Yes, subject to a Flood Risk Assessment.

DEVELOPMENT SITE	PASSES PART 1 OF EXCEPTION TEST	ALL (+95%) IN FLOOD ZONE 3	COULD PASS PART 2 OF THE EXCEPTION TEST
Exclusive House, Oldfield Road, Maidenhead	Yes. Subject to appropriate development.	No, around 30% is Flood Zone 2.	<p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met.</p>
Land east of Queen Mother Reservoir, Horton	Yes. Subject to appropriate development.	No, more than 50% is in Flood Zone 1.	Yes, subject to a Flood Risk Assessment.
Land known as Spencer's Farm, north of Lutman Lane, Maidenhead	Yes. Subject to appropriate development.	No, majority (59%) is Flood Zone 1.	Yes, subject to a Flood Risk Assessment.
Land north and east of Churchmede Secondary School, Priory Road, Datchet	Yes. Subject to appropriate development.	No, majority (68%) Flood Zone 2.	Yes, subject to a Flood Risk Assessment.
Land north of Eton Road adjacent to St Augustine's Church, Datchet	Yes. Subject to appropriate development.	No, majority is Flood Zone 3 (80%).	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met.</p>
Land south of Ray Mill Road East, Maidenhead	Yes. Subject to appropriate development.	No, majority is Flood Zone 2 (67%).	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the</p>

DEVELOPMENT SITE	PASSES PART 1 OF EXCEPTION TEST	ALL (+95%) IN FLOOD ZONE 3	COULD PASS PART 2 OF THE EXCEPTION TEST
			Exception Test can be met.
Land west of Monkey Island Lane, Maidenhead	Yes. Subject to appropriate development.	No, majority is Flood Zone 2 (73%).	<p>Yes, subject to a Flood Risk Assessment.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p>
Land west of Windsor, north and south	Yes. Subject to appropriate development.	No, majority is Flood Zone 1 (92%).	Yes, subject to a Flood Risk Assessment
Reform Road, Maidenhead	Yes. Subject to appropriate development.	No, majority is Flood Zone 3 (78%).	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met</p>
Saint Cloud Way, Maidenhead	Yes. Subject to appropriate development.	No, majority is Flood Zone 1 (76%).	Yes, subject to a Flood Risk Assessment
Shirley Avenue (Vale Road Industrial Estate), Windsor	Yes. Subject to appropriate development.	No, majority is Flood Zone 3 (85%).	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met</p>

DEVELOPMENT SITE	PASSES PART 1 OF EXCEPTION TEST	ALL (+95%) IN FLOOD ZONE 3	COULD PASS PART 2 OF THE EXCEPTION TEST
Straight Works, Straight Road, Old Windsor	Yes. Subject to appropriate development.	Yes.	<p>There is limited scope for flood plain compensation and alternative measures will need to be agreed with the Environment Agency.</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p> <p>A comprehensive Flood Risk Assessment will be required to confirm that Part 2 of the Exception Test can be met.</p>
Summerleaze, Summerleaze Road, Maidenhead	Yes. Subject to appropriate development.	No, majority is Flood Zone 2 (60%).	<p>Yes, subject to a Flood Risk Assessment</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p>
Tithe Farm, Tithe Lane, Wraysbury	Yes. Subject to appropriate development.	No, majority is in Flood Zone 2 (94%).	<p>Yes, subject to a Flood Risk Assessment</p> <p>Since there does not appear to be safe access or egress an evacuation or emergency plan will need to be agreed with both the Royal Borough and the Environment Agency for the lifetime of the development.</p>

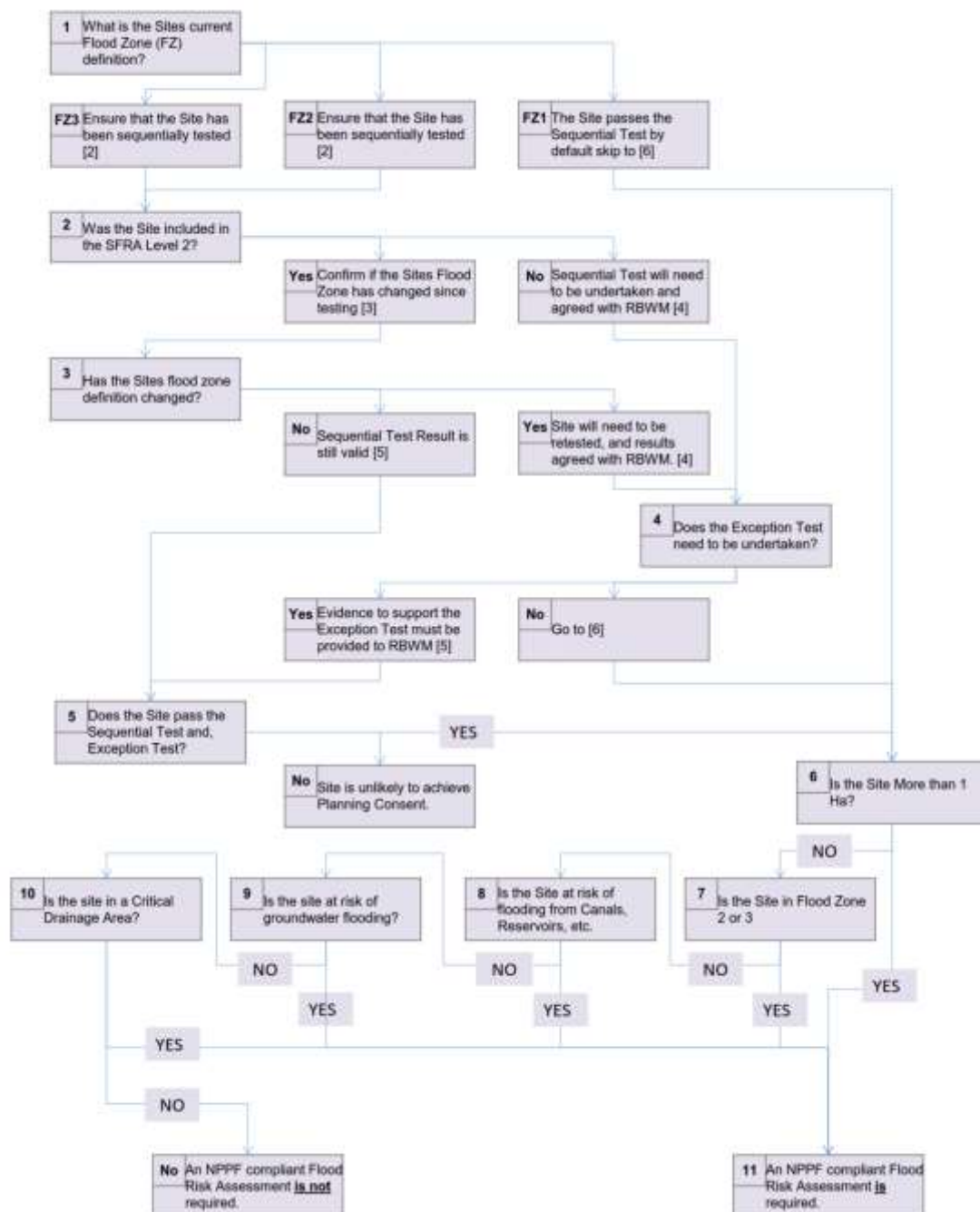
- 3.5.9 The level of technical study needed for each of the development sites, would be determined during the site specific assessment of flood risk, guidance for developers in undertaking a proportionate level of flood risk assessment is provided in Section 4.

4 Guidance for Developers

4.1.1 The purpose of this Chapter is to provide the reader with a guide to the steps needed to be undertaken in order to satisfy the National Planning Policy Framework, provisions regarding the assessment of flood risk.

4.1.2 Figure 3, provides a flow chart which gives an overview of the process that needs to be undertaken before completing a Flood Risk Assessment. Appendix D, provides a NPPF Developers Flood Risk Checklist. It should be noted that completion of the Checklist will assist in demonstrating that appropriate steps have been undertaken, to manage flood risk. Compliance with the checklist does not guarantee acceptability of the proposals, as there are numerous technical matters that are considered when determining a Planning Application.

Figure 3 – Flood Risk Assessment Screening Process.



4.1.3 For Sites where a NPPF compliant Flood Risk Assessment is not required, it is

recommended that evidence documented to support the decisions taken at each step of the screening process. It is recommended that this information is provided to RBWM and discussed in a pre-application meeting, prior to submitting a Planning Application.

- 4.1.4 For Sites that require an NPPF Flood Risk Assessment, a guidance checklist is provided in Appendix D. This checklist should be used to inform the preparation of a Flood Risk Assessment. It should be noted that satisfactory completion of the checklist does not guarantee the acceptability of the Flood Risk Assessment.
- 4.1.5 Flood Risk Modelling and Climate Change requirements are periodically updated, and the most recent publicly available data should always be used in determining the suitability of development Sites. Although the Sequential Test has been undertaken, should a Sites flood zone definition be materially altered as a result of new flood risk information, then the full flood risk assessment scope should be revisited, including its position within the Sequential Test.
- 4.1.6 As part of the Development Allocation process RBWM, has not brought forward Sites of less than 10 residential developments, and therefore these small Sites have not been Sequentially Tested. For the Sites Sequentially tested a high level review of the sustainability of the Sites has been undertaken, as part of the Exception Test for any Sites that require it. This sustainability information should be developed further to demonstrate compliance with the requirements of the Exception Test, taking account of the development Masterplan.

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Appendix A

Table A1 - All sites ranked

Table A2 – Housing Sites ranked

Table A3 – Employment Sites ranked

Table A4 – Mixed Use and Leisure Sites ranked

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	MA 3030	1 Boyn Hill Road, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0061	1 Fox Covert Close	Housing	1						Small
Flood Zone 1	WI 4019	1 Thames Street	Housing	1						No designation
Flood Zone 1	MA 5040	102-104 Norden Road	Housing	1						Small
Flood Zone 1	WI 1015	110 Tinkers Lane	Housing	1						Small
Flood Zone 1	MA 0022	113 Alwyn Road	Housing	1						Small
Flood Zone 1	WI 4015	12-15 Queen Annes Court	Housing	1						Already developed/use
Flood Zone 1	CO 0007	124 ro 116-126 Whyteladies l	Housing	1						Small
Flood Zone 1	MA 1000	13 - 25 Malvern Road	Housing	1						Ownership
Flood Zone 1	WI 4054	13-15 Victoria Street, Windsor	Housing	1						Small
Flood Zone 1	MA 3029	145 Grenfell Road, Maidenhead	Housing	1						Small
Flood Zone 1	H14	150 Bath Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5043	16-20 Braywick Road	Housing	1						Ownership
Flood Zone 1	MA 3012	183-189 Clare Rd	Housing	1						Small
Flood Zone 1	MA 2020	19-21 Craufurd Rise	Housing	1						Small
Flood Zone 1	SD 0055	1A & 3A Galton House, Rise Road	Housing	1						Small
Flood Zone 1	SD 0024	2 and 3 Greenways Drive	Housing	1						Ownership
Flood Zone 1	MA 2019	2 Castle Hill Terrace	Housing	1						Likely yield too low
Flood Zone 1	MA 2002	2 Marlow Rd, commonwealth	Housing	1						Small site , not available
Flood Zone 1	SD 0056	2 Sunning Avenue, Sunningdale	Housing	1						Ownership
Flood Zone 1	MA 4032	22 Cookham rd	Housing	1						Small
Flood Zone 1	MA 3008	23 Boyn Hill Avenue	Housing	1						Small
Flood Zone 1	MA 5046	25-27 Braywick Road	Housing	1						Small
Flood Zone 1	SD 0033	3 Cedars, Silwood Road	Housing	1						Greenbelt
Flood Zone 1	AddW1	32 Peasod Street	Employment	1						Small site, has PP for residential
Flood Zone 1	SH 0035	33 High Street	Housing	1						Small
Flood Zone 1	WI 3021	35 - 37 Hemwood Road, Windsor	Housing	1						Small
Flood Zone 1	MA 0006	35-39 Courthouse Rd	Housing	1						Ownership
Flood Zone 1	WI 4014	36a-c Alexandra Road	Housing	1						Small
Flood Zone 1	WI 3005	38-42 Winkfield Road	Housing	1						Ownership
Flood Zone 1	MA 1005	39 Gloucester Road	Housing	1						Small
Flood Zone 1	MA 1014	4 Malvern Road	Housing	1						Small
Flood Zone 1	BR 0024	40 Windsor Rd & 95 Priors Way	Housing	1						Small
Flood Zone 1	WI 0020	5 Hylie Close	Housing	1						Small
Flood Zone 1	SD 0021	55 - 79 Chobham Road	Housing	1						Small
Flood Zone 1	MA 3019	57 and land at 59 Altwood road	Housing	1						Small
Flood Zone 1	MA 2014	59 Harrow Lane	Housing	1						Ownership
Flood Zone 1	MA 2004	61&land to rear63Harrow Lane	Housing	1						Ownership
Flood Zone 1	MA 5091	71 - 73 High Street, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0005	8 Queens Place	Housing	1						Small
Flood Zone 1	SH 0092	80 Upper Village Road	Housing	1						Small
Flood Zone 1	MA 5077	9-27 Walker Road	Housing	1						Ownership
Flood Zone 1	BR 0052	94 Priors Way	Housing	1						Small
Flood Zone 1	MA 2016	98 Cordwallis Road	Housing	1						Small
Flood Zone 1	AddM6	99, King Street, Maidenhead	Employment	1						Developed as hotel
Flood Zone 1	MA 0025	Agnes Hayward Nursery School, 29 Lincoln Road	Housing	1						Small
Flood Zone 1	SH 0075	Appledown Cottage, 1 Holmes Close, Ascot	Housing	1						Small
Flood Zone 1	HU 0003	Appletree Cottages site	Housing	1						not supported locally
Flood Zone 1	13P	Area around Charters School/south of Charters Road	Housing	1						The area lies in a settlement gap between Sunninghill and Sunningdale.
Flood Zone 1	13N	Area around Lynwood Care Home	Housing	1						Development would harm the separation of settlements and impact on ancient woodland.
Flood Zone 1	13T	Area around St Mary's School/east of Coronation Road	Housing	1						The area lies in a settlement gap.
Flood Zone 1	13I	Area around Tittenhurst Park	Housing	1						The area would not form a logical settlement boundary and contains several listed buildings.
Flood Zone 1	9A	Area at Lower Farm & St Leonard's Farm/west of Wilton Crescent	Housing	1						It is an open area and development would have an unacceptable impact of the openness of the Green Belt. The area has a steep gradient and development could adversely affect ancient woodland. There is a Grade II listed building.
Flood Zone 1	13S	Area east of Bagshot Road around Broadlands Farm	Housing	1						The area lies in a settlement gap and does not have clear defensible boundaries to prevent future encroachment.
Flood Zone 1	13B	Area east of Cheapside Road and south of Silwood Close	Housing	1						This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, proximity to ancient woodland and proximity to local gaps.
Flood Zone 1	7C	Area east of Gays Lane and south of Stroud Farm Road	Housing	1						There is a lack of defensible boundaries on the southern side and a Grade II* listed building.
Flood Zone 1	13O	Area east of Hancocks Mount and south of the railway	Housing	1						Development would harm the separation of settlements, some ancient woodland, and the setting of a Grade II listed building.
Flood Zone 1	13A	Area east of Winkfield Road	Housing	1						Development would protrude into the countryside and affect the openness of the countryside and Green Belt. The area contains a listed building, trees with historical and likely ecological value, treelines that form a green corridor and the area borders ancient woodland.
Flood Zone 1	5A	Area including Maidenhead Golf Course	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	9C	Area north and east of Legoland	Housing	1						The area would not be well connected to the existing urban area of the excluded settlement. Ancient woodland would form a barrier between the existing urban settlement and new development. Development could adversely affect ancient woodland.
Flood Zone 1	1A	Area north and west of Cookham Rise	Housing	1						Partly rejected: Grade 2 Best and Most Versatile Agricultural Land
Flood Zone 1	2	Area north of Furze Platt Road	Housing	1						Development would harm the openness of the Green Belt, the separation of Maidenhead with Cookham Dean and Cookham Rise, and sterilise a mineral resource. The land is also classified as Grade 2 Best and Most Versatile Agricultural Land.
Flood Zone 1	5D	Area north of Kimbers Lane	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13F	Area north of London Road / east and west of Church Lane	Housing	1						This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, treelines forming a green corridor and proximity to ancient woodland.
Flood Zone 1	13L	Area part of Sunningdale Golf Course	Housing	1						The area does not have defensible boundaries to the south to prevent future encroachment.
Flood Zone 1	8C	Area south of Dedworth Road and west of Broom Farm Estate	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13K	Area south of the A30 London Road	Housing	1						Development could cause harm to ancient woodland.
Flood Zone 1	12B	Area west of Old Windsor and north of Crimp Hill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E1	Ascot Business Park, South Ascot	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB3	Ascot centre regeneration area	Regeneration	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H1	Ascot Gas Holder Site, Sunninghill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13C	Ascot High Street	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB1	Ascot Station Car Park and Cloverleaf Cars, Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0012	Ascot/Hunters Ldge, London Rd	Housing	1						not supported locally
Flood Zone 1	SD 0017	Ashis Nivas, Sunning Avenue	Housing	1						Small
Flood Zone 1	Z23	Ashurst Manor, Church Lane	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0057	Bardfield Place, Bagshot Road	Housing	1						Permission already granted
Flood Zone 1	E7	Barloworld, Littlewick Green	Employment	1						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	HU 0001	Beckfords Warren Row	Housing	1						Small
Flood Zone 1	CO 0042	Beggars Shaw, Alwyns Road	Housing	1						Greenbelt
Flood Zone 1	BR 0062	Belmont Farm, Sturt Green, Holyport	Housing	1						Greenbelt
Flood Zone 1	H17	Belmont Place, Belmont Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H18	Berkshire House, High Street, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	N6	Boyn Valley Rd/Kings Grove Industrial Area	Employment	1						Allocated as two individual sites
Flood Zone 1	SD 0034	Brackenber Lodge, London Road	Housing	1						Greenbelt
Flood Zone 1	MA 2017	British Red Cross Society, 6 The Crescent	Housing	1						Small
Flood Zone 1	M1	Broadway Multi-Storey Car park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	MA 3009	Brocket House, Boyn Hill Avenue	Housing	1						Small
Flood Zone 1	SH 0049	Budgens, Hermitage Parade	Housing	1						Part of wider proposals
Flood Zone 1	MTc8	Builder's Yard, Melton Court	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	SH 0034	Burnside & West Burnside	Housing	1						Small
Flood Zone 1	WW 0007	Bury Court Farm, Waltham Rd	Housing	1						Small
Flood Zone 1	SH 0072	Byways, Friary Road, Ascot	Housing	1						Permission already granted
Flood Zone 1	CO 0015	Cannon Court Farm	Housing	1						Greenbelt
Flood Zone 1	MA 3005	Castle Hill Youth & Cmnty Cntr	Housing	1						Permission already granted
Flood Zone 1	SH 0080	CBS Court, 118 Kennel Ride	Housing	1						Small
Flood Zone 1	SH 0017	Cedar Lodge and Merlin House, Bagshot Road	Housing	1						Small
Flood Zone 1	MA 3011	Chandlers Removers	Housing	1						Small
Flood Zone 1	SH 0028	Charters Lane Garages	Housing	1						Small
Flood Zone 1	MA 1017	Childrens Play area between 79 Gardner Road and 16 Fawley Close	Housing	1						Permission already granted
Flood Zone 1	S12	Civil Service College	Employment	1						Not locally supported
Flood Zone 1	MA 2018	Clivemont House, Clivemont Road	Housing	1						Allocated as part of a larger site
Flood Zone 1	SH 0050	Cloudsley, HTD Ltd, High Street	Housing	1						Allocated as part of a larger site
Flood Zone 1	SD 0025	CMI Ltd, 5 Rise Road	Housing	1						Small
Flood Zone 1	MAI	Compound at Stubbings Road	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 2014	Convent Court, Hatch Lane, Windsor	Housing	1						Small
Flood Zone 1	H9	Cookham Gas Holder, Whyteladies Lane, Cookham Rise	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E10	Cordwallis Industrial Estate, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	Z27	Cottages adjacent to Queen Anne's Gate, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	4A	Cox Green North of Railway	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H34	Crown House and Charriott House, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 0024	Droskyn House, 5 Lime Walk, Maidenhead	Housing	1						Small
Flood Zone 1	H19	DTC, Gringer Hill, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 3000	East Berkshire College	Housing	1						Permission already granted
Flood Zone 1	E15	Eastern part of Kings Grove / Boyn Valley Industrial Estate, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 3020	Essex Lodge 69 Osborne Road, Windsor	Housing	1						Small
Flood Zone 1	E20	Fairacres Industrial Estate, Tinkers Lane, Windsor	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 3028	Fir Trees and Overton, east Road	Housing	1						Small
Flood Zone 1	E11	Foundation Park, Cannon Lane, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E12	Furze Platt Industrial Estate	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	CO 0009	Garages adj to 20 Windmill Rd	Housing	1						Small
Flood Zone 1	GB5	Garden Centre, Dedworth Road, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	BR 0022	Garden Cottage, Fildel Road	Housing	1						Small
Flood Zone 1	CO 0021	GKL House, Lower Road	Housing	1						Small
Flood Zone 1	MA 3004	Glengary Cottage, Norden Road	Housing	1						Small
Flood Zone 1	HU 0005	Goulders Farm, Cockpole Green	Housing	1						Not suitable location
Flood Zone 1	N9	Gringer Hill / Belmont Rd	Employment	1						Hargrave House has PP for residential. Remainder of site is consultation site / suggested consultation site.
Flood Zone 1	E8	Grove Business Park, Cannon Lane, White Waltham	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	M5	Grove Road Car Park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	SH 0022	Halstead House, Upper Village Rd	Housing	1						Small
Flood Zone 1	MA 2015	Hargrave House, Belmont Road	Housing	1						Permission already granted
Flood Zone 1	SH 0084Z22	Heatherwood Hospital	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0033	Hermitage Parade & Red House Car	Housing	1						Part of wider proposals
Flood Zone 1	H7	High Peak, off London Road, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5039	Highclere, Shoppenhangers Road	Housing	1						Small site
Flood Zone 1	WW 0025	Highcroft And Lantivet And Woodbury And Mallia Cannon Lane	Housing	1						Ownership
Flood Zone 1	CO 0034	Holly Place and Land rear	Housing	1						Small
Flood Zone 1	CG 0015	Homer Farm, Cox Green Lane	Housing	1						Small
Flood Zone 1	H2	Hope Technical Developments Ltd, and land to east of Course Road, Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0024	House in the Wood, London Rd, Ascot	Housing	1						Greenbelt
Flood Zone 1	SH 0073	Hurstleigh, Coronation Road, Ascot	Housing	1						Permission already granted
Flood Zone 1	SH 0014	Jacaranda and Tradewinds	Housing	1						Small
Flood Zone 1	H35	Keeler, Ellison Close, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H3	Kenilworth, Windsor Road, North Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0005	Kennels (a), Sunnymeads	Housing	1						Greenbelt
Flood Zone 1	WI 0006	Kennels (b), Sunnymeads	Housing	1						Greenbelt
Flood Zone 1	WI 3003	King Edward VII Hospital	Housing	1						Not available
Flood Zone 1	MA 3027	Kings Grove Industrial Estate	Housing	1						Already developed/use
Flood Zone 1	SH 0032	Kingsland, London Road	Housing	1						Permission already granted
Flood Zone 1	SD 0020	Laggan House	Housing	1						Permission already granted
Flood Zone 1	WI 2008	Land adj 4 Springfield Road	Housing	1						Small
Flood Zone 1	BR 0055	Land adj Braywick House	Housing	1						listed building
Flood Zone 1	WI 1007	Land adj Broom Farm Estate	Housing	1						Greenbelt
Flood Zone 1	SH 0057	Land adj Coach House, Wells Lane	Housing	1						Small
Flood Zone 1	HO 0001	Land adj coppermill road	Housing	1						Greenbelt
Flood Zone 1	CO 0011	Land adj to Grubwood Lane	Housing	1						Not suitable location
Flood Zone 1	CO 0040	Land adjacent Hedsdordene	Housing	1						Small
Flood Zone 1	BI 0006	Land adjacent to Honey House	Housing	1						Greenbelt
Flood Zone 1	MA 3013	Land adjacent 44 Stamford Rd	Housing	1						Small site with limited potential
Flood Zone 1	WI 0035	Land At 1 And 2 Bradshaw Close And 21 Aston Mead	Housing	1						Small
Flood Zone 1	SD 0058	Land at 1 Rise Road, Sunningdale	Housing	1						Small
Flood Zone 1	MA 1013	Land At 10 And To Rear of 6 and 8 and 12 Linden Avenue	Housing	1						Ownership
Flood Zone 1	SH 0076	Land at 10 Fox Covert Close	Housing	1						Small
Flood Zone 1	OW 0008	Land at 14 Pelling Hill	Housing	1						Greenbelt
Flood Zone 1	BR 0066	Land at 22 Tithe Barn Drive, Maidenhead	Housing	1						Small
Flood Zone 1	WI 1017	Land at 31 Keepers Farm Close, Windsor	Housing	1						Small
Flood Zone 1	WI 0031	Land at 61-63 Dedworth Rd	Housing	1						Ownership
Flood Zone 1	WI 2000	Land at 85 and 87 Alma Road	Housing	1						Small
Flood Zone 1	SH 0079	Land at Blacknest House	Housing	1						Greenbelt
Flood Zone 1	WW 0001	Land at Cannon Lane	Housing	1						Greenbelt
Flood Zone 1	WI 0011	Land at Dedworth Drive & Stuart Close	Housing	1						Important urban open space
Flood Zone 1	SH 0066	Land at Endeavour House	Housing	1						Small
Flood Zone 1	SH 0077	Land at Grangewood and Maple house, Larchfield Avenue	Housing	1						Small
Flood Zone 1	CG 0009	Land at Jasmine Cottage	Housing	1						Small
Flood Zone 1	WI 1006	Land at Keepers Farm Close	Housing	1						Small
Flood Zone 1	BR 0019	Land at Kimbers Lane	Housing	1						Small
Flood Zone 1	WI 2013	Land at Lord Raglan House, 132 St Leonards Road Windsor	Housing	1						Small
Flood Zone 1	CO 0017	land at Lower Mount Farm	Housing	1						Greenbelt
Flood Zone 1	MA 5031	Land at Manor Lane	Housing	1						Greenbelt
Flood Zone 1	MA 0026	Land at Mead House, Pinkneys Drive, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0025	Land at Nell Gwynne Avenue	Housing	1						Small

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	SH 0089	Land at South Court, London Road	Housing	1						Small
Flood Zone 1	SH 0060	Land at St Clouds&Glebelands	Housing	1						Ownership
Flood Zone 1	SH 0003	Land at Station Hill	Housing	1						Greenbelt
Flood Zone 1	WW 0023	Land at the corner of Burchetts Green Lane and Bath Road (A4)	Housing	1						Greenbelt
Flood Zone 1	SH 0074	Land at Windrush, Hancocks Mount, Ascot	Housing	1						Permission already granted
Flood Zone 1	MA 1016	Land between 36 and 38 Switchback Road South	Housing	1						Permission already granted
Flood Zone 1	MA 1015	Land between 69 Gardner Road an Childrens Play area Fawley Close	Housing	1						Permission already granted
Flood Zone 1	BR 0053	Land between A404 & A305	Housing	1						Greenbelt
Flood Zone 1	WW 0004	Land E of the Grove Park Est.	Housing	1						Greenbelt
Flood Zone 1	CO 0018	Land North of Burnt Oak	Housing	1						Greenbelt
Flood Zone 1	SD 0005	Land North of Cedar Drive	Housing	1						Greenbelt
Flood Zone 1	HO 0007	Land off Layburn Crescent	Housing	1						Greenbelt
Flood Zone 1	WW 0020	Land r/o Brook Hse Paley St	Housing	1						infrastructure
Flood Zone 1	BR 0054	Land r/o Windsor Road Bray	Housing	1						Small
Flood Zone 1	WI 1000	Land r/o&adj63-71 Forest Rd	Housing	1						Small site
Flood Zone 1	MA 0021	Land rear of 18 - 22 Clarefield Drive and 6 & 7 Clarefield Close	Housing	1						Ownership
Flood Zone 1	H36	Land rear of 38-39 Peascod Street, and Telephone Exchange, Bachelors Acre, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 1016	Land rear of 91A Dedworth Road, Windsor	Housing	1						Small
Flood Zone 1	WW 0008	Land S of 4 Butchers Lane	Housing	1						not suitable location
Flood Zone 1	SH 0070	Land South of High St Ascot	Housing	1						Part of wider proposals
Flood Zone 1	WL 0012	Land South of Weycock Cottage, Milley Road	Housing	1						Not suitable location
Flood Zone 1	WW 0022	Land SW of Breadcroft Lane	Housing	1						Greenbelt
Flood Zone 1	SH 0085	Land to the East of Course Road, Ascot	Housing	1						Part of a larger site
Flood Zone 1	WI 0033	Land To West & South of 37-59 Hanover Way, & 13 & 15 West Crescent	Housing	1						Has permission for residential
Flood Zone 1	CG 0004	Land west of Cannon Lane	Housing	1						Greenbelt
Flood Zone 1	BR 0025	Land west of Fifield Road	Housing	1						Greenbelt
Flood Zone 1	MA 3006	Lawnfield and garage, Bath Rd	Housing	1						Not available
Flood Zone 1	WW 0005	Ld N of Mhead Office Park (a)	Housing	1						Greenbelt
Flood Zone 1	WW 0006	Ld N of Mhead Office Park (b)	Housing	1						Greenbelt
Flood Zone 1	MA 5075	LINKSIDE, Shoppenhangers road	Housing	1						Small
Flood Zone 1	CG 0010	Lnd at Woodlands Park Avenue	Housing	1						Greenbelt
Flood Zone 1	BR 0063	Longfields Farm, Drift Road	Housing	1						Greenbelt
Flood Zone 1	SH 0093	Lynton Lodge, Coronation Road	Housing	1						Small
Flood Zone 1	H23	Maidenhead Lawn Tennis Club, All Saints Avenue, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E9	Maidenhead Office Park, Westacott Way, Littlewick Green	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5085	Manor House Manor Lane	Housing	1						Greenbelt
Flood Zone 1	SH 0056	Meadow Court, London Rd	Housing	1						Small
Flood Zone 1	HU 0004	Meadow View Site	Housing	1						not suitable location
Flood Zone 1	MA 5065	Methodist Church, King Street	Housing	1						Small
Flood Zone 1	H24	Middlehurst, Boyn Valley Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WL 0003	Milley Farm, Milley Lane	Housing	1						not supported locally
Flood Zone 1	Z28	Minton Place / Consort House, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	AddW2	Minton Place, Victoria Street	Employment	1						Allocated as housing
Flood Zone 1	N20	ML Aviation/Grove Park/White Waltham Airfield	Employment	1						Airfield – keep as now. Rest of site is part of Grove Bus. Park.
Flood Zone 1	S8	New Lodge	Employment	1						Keep as existing employment (not allocated)
Flood Zone 1	E8	North west part of Grove Business Park, Cannon Lane, White Waltham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H8	Old Huntsman's House, Kennel Avenue, North Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB7	Park House, Warren Row Road, Warren Row	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ13	Part of Lower Mount Farm, Cookham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H10	Payton House, Gorse Road, Cookham Rise	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	N7	Pendragon Car Dealer	Employment	1						Not available
Flood Zone 1	H27	Polestar Taylowe BUIlding, Furze Platt Industrial Estate, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	W2	Post Office, William Street / Peascod Street	Employment	1						Consultation Site / Suggested Consultation site, combined with Telephone Exchange, Mellor Walk
Flood Zone 1	ZZ14	Poundfield	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E4	Priors Way Industrial Estate	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E2	Queen's Road Industrial Estate, Sunninghill	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0028	Rear of 38 Dedworth Road	Housing	1						Small
Flood Zone 1	SD 0004	Rear of Lynwood Crescent	Housing	1						Greenbelt
Flood Zone 1	SH 0059	Ridgefield & Milestone House, Winkfield Road	Housing	1						Small
Flood Zone 1	WTC3	River Street	Employment	1						Small site
Flood Zone 1	SH 0058	Rustlings, London Rd	Housing	1						Permission already granted
Flood Zone 1	WW 0024	Shire Horse Centre & Village Life	Housing	1						Permission already granted
Flood Zone 1	H29	Shoppenhangers Manor, Manor Lane, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ6	Shorts Recycling Centre, St George's Lane, Ascot	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	AddM2	Sierra House, High Street, Maidenhead	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	SH 0078	Silwood Park Nurseries, Cheapside Road	Housing	1						Greenbelt
Flood Zone 1	E3	Silwood Park, Sunningdale	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0071	Site at Larch Avenue	Housing	1						Greenbelt
Flood Zone 1	N3	Southern Electric	Employment	1						Allocated under a different name
Flood Zone 1	MA 2001	St Marks Hospital	Housing	1						Hospital use
Flood Zone 1	BR 0021	St. Leonards Farm	Housing	1						not suitable location
Flood Zone 1	AddM3	Statesman House	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	SD 0053	Station Parade Station Road	Housing	1						Small
Flood Zone 1	WI 0012	Stuart Way (a)	Housing	1						Important urban open space
Flood Zone 1	WI 0013	Stuart Way (b)	Housing	1						Important urban open space
Flood Zone 1	BI 0002	Stubblings Farm (a)	Housing	1						Greenbelt
Flood Zone 1	BI 0003	Stubblings Farm (b)	Housing	1						Greenbelt
Flood Zone 1	SH 0007	sub station adj Ast gashder	Housing	1						Developed as infrastructure - not available
Flood Zone 1	ZZ5	Sunningdale car park and surrounds	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ4	Sunningdale Park, Larch Avenue	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H4	Sunningdale Station and Car Park, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0007	Sunnymeads, Dedworth Road C	Housing	1						Greenbelt
Flood Zone 1	SH 0081	Sutherland House, Devenish Road	Housing	1						Small
Flood Zone 1	WIN	TA Centre, Bolton Road	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WTC1	Telephone Exchange, Mellor Walk	Employment	1						Consultation Site / Suggested Consultation site, combined with Post Office, William Street / Peascod Street
Flood Zone 1	H5	Telephone Exchange, Upper Village Road, Sunninghill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MTc9	Telephone Exchange, West Street	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	H40	Thames Court, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0038	The Annexe 18 Knights Close Windsor	Housing	1						Small
Flood Zone 1	H6	The Big Cedar, London Road, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0010	The Coach House, Charters Rd	Housing	1						Small
Flood Zone 1	SD 0014	The Little House, Charters Rd	Housing	1						Permission already granted
Flood Zone 1	SH 0086	The Old Court House	Housing	1						Small
Flood Zone 1	H41	The Parade and Car Park, Ruddlesway, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0008	The Post Box Field	Housing	1						Greenbelt
Flood Zone 1	SD 0028	The Ridge, Ridgemount Rd	Housing	1						Small
Flood Zone 1	E17	Vanwall Road Business Area, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	SD 0059	Vernons Electrical Ltd, 18 High Street	Housing	1						small
Flood Zone 1	AddM1	War Graves Commission	Employment	1						No realistic prospect of development
Flood Zone 1	HO 0010	Waste Transfer Station	Housing	1						Greenbelt
Flood Zone 1	1B	West of Cookham Rise, Cookham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	M4	West Street Car Park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	SH 0083	Westbrook House, Windsor Road	Housing	1						Has permission for residential
Flood Zone 1	H30	Western section of Kings Grove Industrial Estate, Boyn Valley Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 3015	Western side of 59 Altwood rd	Housing	1						Small
Flood Zone 1	BR 0061	White Gables, Canon Hill Drive, Maidenhead	Housing	1						Small
Flood Zone 1	MA 5071	White House, Harvest Hill Rd	Housing	1						Small
Flood Zone 1	WW 0009	White Waltham Airfield	Housing	1						Greenbelt
Flood Zone 1	WL 0004	Whitfields Farm, Hungerford Lane	Housing	1						Greenbelt
Flood Zone 1	MA 5049	Wichita, Villa Flora and land rear of Dormer Cottage, Shoppenhangers Road	Housing	1						Not supported locally and has permission for housing
Flood Zone 1	Z29	Windsor Fire Station, St Marks Road	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E18	Woodlands Business Park, Woodlands Park, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	4B	Woodlands Park South of Railway	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB10	Woolley Hall and Woolley Grange, Westacott Way, Littlewick Green	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	CO 0046	Worster House, Worster Road	Housing	1						Small
Flood Zone 2	WI 4013	10-12 Thames Street	Housing	2						Permission already granted
Flood Zone 2	MA 4005	2 Horton Close	Housing	2						Flooding
Flood Zone 2	ET 0031	41 to 47 Eton wick Road and land between 31 and 33 Victoria Road, Eton Wick	Housing	2						Small
Flood Zone 2	DA 0012	64 London Road	Housing	2						Small
Flood Zone 2	MA 4023	85-87 Lower Cookham Road	Housing	2						Flooding
Flood Zone 2	H32	Area between Alma Road and Goslar Way, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	7A	Area between Ascot Road and Holyport Road	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	7B	Area south of A308	Housing	2						There is a lack of defensible boundaries, two listed buildings and there are contamination / landfill gas issues.
Flood Zone 2	5E	Area south of Harvest Hill Road and east of Kimbers Lane	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	10A	Area south of M4, north of War Memorial	Housing	2						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 2	M6	Bowling Green & Football Ground, York Road	Employment	2						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 2	MA 4027	Brook House & Rosebank, Widbrook Rd	Housing	2						not suitable location
Flood Zone 2	HO 0006	Broom Lodge, Stanwell Rd	Housing	2						Greenbelt
Flood Zone 2	WI 4003	Car Park Site, Thames Avenue /	Housing	2						Part of wider proposals
Flood Zone 2	N1	Former park and Ride Site	Employment	2						Developed as part of a wider development
Flood Zone 2	WTC4	Goswell Road Coach Park	Employment	2						Keep as facilities for coach park
Flood Zone 2	HO 0009	Home Close Farm	Housing	2						Greenbelt
Flood Zone 2	E21	Imperial House, Alma Road, Windsor	Employment	2						Consultation Site / Suggested Consultation site
Flood Zone 2	CO 0012	Land adjoining Lee Cottage	Housing	2						Greenbelt
Flood Zone 2	OW 0009	Land at 16 Orchard Road	Housing	2						Small
Flood Zone 2	MA 4056	Land at Ashley 61 Lower Cookham Road Maidenhead	Housing	2						Small
Flood Zone 2	CO 0003	Land at Butts Legh, School Lane, Cookham	Housing	2						Small site
Flood Zone 2	BR 0020	Land at Harvest Hill Road	Housing	2						Greenbelt
Flood Zone 2	BR 0013	Land at Lodge Farm & Philberds	Housing	2						Existing use important
Flood Zone 2	WI 0001	Land at Oakley Green (a)	Housing	2						Greenbelt
Flood Zone 2	DA 0004	Land North of Datchet	Housing	2						Greenbelt
Flood Zone 2	BR 0067	Land to Rear of 19 and 21 Byland Drive, Maidenhead	Housing	2						Small
Flood Zone 2	BR 0012	Moneyrow Green	Housing	2						greenbelt
Flood Zone 2	ET 0017	New Schools Extension, Eton Co	Housing	2						Small site
Flood Zone 2	E14	Norres Drive, Maidenhead	Employment	2						Consultation Site / Suggested Consultation site
Flood Zone 2	8A	North of A308, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	CG 0003	Ockwells Farm (adj Manor)	Housing	2						Legal covenant prohibiting development
Flood Zone 2	MTC2	Parking to the rear of Bridge Street & Forlease Road	Employment	2						Small site, difficult to develop
Flood Zone 2	MA 5074	R/O Farm Bungalow, Forlease Rd	Housing	2						Small
Flood Zone 2	GB14	Squires Garden Centre, Maidenhead Road, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	MTC7	St Mary's Close, Maidenhead	Employment	2						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 2	GB11	Stafferton Way, Former Park and Ride, Maidenhead	Regeneration	2						Consultation Site / Suggested Consultation site
Flood Zone 2	CG 0001	The McGraw Hill Site	Housing	2						Allocated employment site
Flood Zone 3a	AddM7	Altwood BMW	Employment	3a						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3a	OW 0018	1 Burfield Road, Old Windsor	Housing	3a						Small
Flood Zone 3a	DA 0016	115 Horton Road, Datchet	Housing	3a						Small
Flood Zone 3a	H12	12-13 Bridge Avenue, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	OW 0005	12-14 Warrington Spur	Housing	3a						Small
Flood Zone 3a	WI 0014	13 & 15 & t/o 11 & 17 Parsonage Lane	Housing	3a						Ownership
Flood Zone 3a	MA 4052	146 Blackmoor lane	Housing	3a						Small
Flood Zone 3a	OW 0016	15 Lyndwood Drive, Old Windsor, Windsor	Housing	3a						Small
Flood Zone 3a	DA 0017	21A Queens Road	Housing	3a						Small
Flood Zone 3a	WI 4022	24 Alma Road	Housing	3a						Small
Flood Zone 3a	MA 5036	26-28 Forlease Road	Housing	3a						Small
Flood Zone 3a	SH 0065	29 Francis Chichester Close	Housing	3a						Small
Flood Zone 3a	MA 4029	35-37 Summerleaze Road	Housing	3a						Small
Flood Zone 3a	MA 4018	37 Lower Cookham Road	Housing	3a						Part of wider proposals
Flood Zone 3a	WR 0023	37 The Drive, Wraybury	Housing	3a						not suitable location
Flood Zone 3a	H15	3-9 Bridge Avenue, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	WI 4045	4 Albert Street	Housing	3a						Small
Flood Zone 3a	WI 4055	54 Vansittart Road, Windsor	Housing	3a						Small
Flood Zone 3a	MA 4026	55-57 Lower Cookham Rd	Housing	3a						Small
Flood Zone 3a	MA 4028	66 Lower Cookham Road	Housing	3a						Small
Flood Zone 3a	OW 0006	71-73 Straight Road	Housing	3a						Small
Flood Zone 3a	WI 0018	7-9 Parsonage Lane	Housing	3a						Small
Flood Zone 3a	MA 1009	80 Aldebury Road, Maidenhead	Housing	3a						Small
Flood Zone 3a	MA 4031	9.10.11 Ray Lee Close	Housing	3a						Small
Flood Zone 3a	H31	95 Straight Road, Old Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	SH 0088	97 New Road, Ascot	Housing	3a						Small
Flood Zone 3a	MA 4045	99 Blackmoor Lane	Housing	3a						Small
Flood Zone 3a	H37	Alma Road Car Park, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	11F	Area around Tithe Farm	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	13J	Area north of Bedford Lane	Housing	3a						The ancient woodland in the area and the barrier this forms to connect to the existing urban area particularly in the west, mean the area is unsuitable for further consideration.
Flood Zone 3a	12A	Area north of Church Road	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	10B	Area north of Churchmead School	Housing	3a						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 3a	H33	Area north of Hanover Way, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	12C	Area west of Burfield Road	Housing	3a						Development would harm the wider setting of and extensive ancient woodland links to Windsor Great Park, listed buildings to the south and the wider setting of the listed Beaumont Estate.
Flood Zone 3a	HO 0005	Berkyn Manor & Stables	Housing	3a						Greenbelt
Flood Zone 3a	H25	Cedar Park, Cedars Road, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E16	Central part of Reform Road Industrial Estate, Maidenhead	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	MA 4020	Chef Peking, Ray Mead Rd	Housing	3a						Small site
Flood Zone 3a	DA 0011	Connection House, Slough rd	Housing	3a						Small site
Flood Zone 3a	H11	Connection House, Slough Road, Datchet	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E5	Ditton Park, Datchet	Employment	3a						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 3a	HO 0008	East of Queen Mother Reservoir	Housing	3a						Greenbelt
Flood Zone 3a	E22	East part of Vale Road Industrial Estate, Vale Road, Windsor	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H20	Employment areas to the east of Oldfield Rd, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H21	Exclusive House, Oldfield Road, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	CO 0045	Fire Station, Berries Lane	Housing	3a						Small
Flood Zone 3a	MA 4010	Fullers Yard Sheephouse Rd	Housing	3a						greenbelt
Flood Zone 3a	MA 4008	Garages at 21-29 Florence Av	Housing	3a						Small
Flood Zone 3a	WI 0037	Garge Block Maidenhead Road	Housing	3a						Small site
Flood Zone 3a	SH 0021	Gibbs House, Kennel Ride	Housing	3a						Permission already granted
Flood Zone 3a	ET 0009	Headmasters Garden, Eton Colle	Housing	3a						Small site
Flood Zone 3a	E13	Howarth Road Industrial Estate, Maidenhead	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	N21	ICL Beaumont	Employment	3a						Keep as existing hotel / conference centre (not allocated) ownership
Flood Zone 3a	ET 0027	Land at 13 to 20 South View, Eton Wick Road	Housing	3a						Part of site taken forward for Allocation under new name
Flood Zone 3a	WI 4005	Land at Alma Road Car Park, Al	Housing	3a						Greenbelt
Flood Zone 3a	WI 0016	Land at Dedworth Road	Housing	3a						Small site
Flood Zone 3a	MA 4036	Land at Derek Mead, Derek Rd	Housing	3a						Greenbelt
Flood Zone 3a	WI 0004	Land at Oakley Green	Housing	3a						Greenbelt
Flood Zone 3a	WI 0002	Land at Oakley Green (b)	Housing	3a						Small
Flood Zone 3a	MA 5032	Land at Oldfield Rd	Housing	3a						ownership
Flood Zone 3a	DA 0003	Land between Eton Rd&Slough Rd	Housing	3a						greenbelt
Flood Zone 3a	BR 0011	Land n e of Tithe Barn Drive	Housing	3a						not supported locally
Flood Zone 3a	CO 0014	Land opp. Sutton Close	Housing	3a						ownership
Flood Zone 3a	WI 0032	Land r/o 61-63 West Crescent fronting Hanover Way	Housing	3a						Small
Flood Zone 3a	WR 0027	Land Rear of 36 Station Road, Wrybury	Housing	3a						not supported locally
Flood Zone 3a	SD 0054	Land to Midway Lady Marg Rd	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H28	Land to rear of Whitebrook Park, Lower Cookham Road, Maidenhead	Housing	3a						small
Flood Zone 3a	MA 4030	Little Raylands, High Trees & Squirrels	Housing	3a						Greenbelt
Flood Zone 3a	OW 0012	Land at Burfield Rd	Housing	3a						small
Flood Zone 3a	BR 0056	Land fronting Monkey Island Lane	Housing	3a						small
Flood Zone 3a	MA 4025	Meadow End, Fawley & the Bungalow	Housing	3a						Small site, difficult to develop
Flood Zone 3a	WTC2	Mercer House, Thameside	Employment	3a						Greenbelt
Flood Zone 3a	BR 0015	Oakley Mushroom Farm	Housing	3a						Small
Flood Zone 3a	DA 0013	Old Council Offices, The Green	Housing	3a						Small
Flood Zone 3a	HO 0004	Orchard Cottages & land adj	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H26	Part of Reform Road Industrial Estate - area next to waterways, Maidenhead	Housing	3a						Existing use important
Flood Zone 3a	BR 0064	Patterdale Farm, Drift Road	Housing	3a						greenbelt
Flood Zone 3a	OW 0002	Prory Stables Church Road A	Housing	3a						Split down in smaller sub-sites for Consultation
Flood Zone 3a	N17	Reform Road Industrial Estate Area 2	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	ZZ15	Sawyers Close, Windsor	Housing	3a						greenbelt
Flood Zone 3a	MA 4048	Sheephouse Trout Farm	Housing	3a						Allocated as two individual sites
Flood Zone 3a	S9	Shirley Avenue, Vale Rd, Windsor	Employment	3a						Greenbelt
Flood Zone 3a	DA 0005	Slough Rd / London Rd	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	8B	South of A308, Windsor	Housing	3a						Due to the Grade 2 Best and Most Versatile Agricultural Land classification to the north of the area, and the inability to create a subsequent logical settlement boundary with the remaining land to the south of the area, the area is not suitable for further consideration.
Flood Zone 3a	4D	South of Cox Green; East of Woodlands Park	Housing	3a						Development would encroach into the gap between Cox Green and White Waltham.
Flood Zone 3a	4C	South of Woodlands Park	Housing	3a						greenbelt
Flood Zone 3a	DA 0015	St. Augustines Field, Eton Road	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H43	Straight Works, Straight Road, Old Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	ZZ1	Summerleaze office and workshop, Summerleaze Road	Housing	3a						flooded
Flood Zone 3a	ZZ11	The Briary, Eton Wick Road, Eton	Housing	3a						Small site
Flood Zone 3a	MA 4021	The Playroom, Lock Avenue	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E23	Vansittart Industrial Estate, Windsor	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	3F	West of Sheephouse Road	Housing	3a						Front - keep as existing employment (not allocated). Rear is consultation site / suggested consultation site
Flood Zone 3a	N12	Whitebrook Park, Lower Cookham Rd, Maidenhead	Employment	3a						Part of site taken forward for Allocation under new name
Flood Zone 3a	MA 4015	Whitebrook Park, SL6 8XY (A)	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E24	Windsor Dials, Arthur Road, Windsor	Employment	3a						Has PP for residential
Flood Zone 3a	N14	Bray Studios	Employment	3b						Yield likely to be too low
Flood Zone 3b	MA 4006	13 and The Poglars, Woodhurst	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	H16	35, 37 and 33 Velmead Works Lower Cookham Road, Maidenhead	Housing	3b						Small
Flood Zone 3b	WR 0030	40 Douglas Lane, Wrybury	Housing	3b						Small
Flood Zone 3b	MA 4022	84 Ray Mill road West	Housing	3b						Greenbelt
Flood Zone 3b	WR 0024	98-100 Welley Road, Wrybury	Housing	3b						Greenbelt
Flood Zone 3b	ET 0021	All weather pitch, Eton College	Housing	3b						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 3b	7D	Area between A308 and Bray Lake	Housing	3b						The area is open and development would be an encroachment of the countryside and there is an existing minerals site that needs to be safeguarded.
Flood Zone 3b	7E	Area between Monkey Island Lane and Bray Lake	Housing	3b						The area comprises a number of areas of biodiversity and ecological value. These include Berkshire protected species, ancient woodland and a buffer zone and two local wildlife sites. The area south of Braywick Park contains a minerals safeguarding zone.
Flood Zone 3b	6B	Area east of A308 Bray Wick	Housing	3b						
Flood Zone 3b	3B	Area east of Spencers Farm	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11E	Area east of St Andrew's Close	Housing	3b						The area contains active minerals workings and safeguarded minerals areas.
Flood Zone 3b	3E	Area north of Summerleaze Road	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11A	Area south of Old Ferry Drive	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11B	Area south of The Drive	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11C	Area south of Waylands	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	5B	Area west of the A404(M)	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	ZZ12	Barnes Pool Car Park, Baldwins Store, Eton	Housing	3b						Flooding
Flood Zone 3b	WR 0022	Bell Weir Garage and Engineering Co, 2 Wrybury Road	Housing	3b						Small
Flood Zone 3b	HO 0011	Berkyn Manor & adjoining	Housing	3b						Greenbelt
Flood Zone 3b	OW 0004	Boat Yard, 105 Straight Road	Housing	3b						Small
Flood Zone 3b	BR 0008	Bray Marina, Monkey Island	Housing	3b						Greenbelt
Flood Zone 3b	6A	Bray Wick Stafferton Way	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	WW 0018	Brook House, Paley Street	Housing	3b						Flooding
Flood Zone 3b	ZZ10	Burnham Thorpe, Eton Wick Road	Housing	3b						Flooding
Flood Zone 3b	E19	Centrica, Maidenhead Road, Windsor	Employment	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MTC3	Corner of Bridge Avenue / High Street	Employment	3b						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3b	ET 0007	Farrer Theatre, Eton College	Housing	3b						Small site
Flood Zone 3b	WW 0021	Glebeland Farm Drift Rd	Housing	3b						Greenbelt
Flood Zone 3b	ET 0030	House on the Bridge, 71 High Street, Eton	Housing	3b						Small
Flood Zone 3b	WR 0028	Land Adjacent to 2 Wharf Road, Wrybury	Housing	3b						Small
Flood Zone 3b	BR 0017	Land at Bray Film Studios	Housing	3b						Has permission for residential
Flood Zone 3b	CO 0048	Land at Lightlands Cottage, Lightlands Lane	Housing	3b						Small
Flood Zone 3b	CG 0011	Land at Ockwells Road A	Housing	3b						Not suitable location
Flood Zone 3b	CG 0012	Land at Ockwells Road B	Housing	3b						Not suitable location
Flood Zone 3b	GB6	Land at Water Oakley Farm, Windsor Road	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	BR 0007	Land at Windsor Road	Housing	3b						Greenbelt

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 3b	5C	Land bounded by M4, A308 and Ascot Road	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MA 5016	Land North Sewage works	Housing	3b						Allocated under a different name
Flood Zone 3b	MA 4034	Land opposite Clappers Meadow	Housing	3b						infrastructure
Flood Zone 3b	BR 0018	Land South of A308(M)	Housing	3b						Greenbelt
Flood Zone 3b	MA 5047	Ld opp Allotments, Green Lane	Housing	3b						Greenbelt
Flood Zone 3b	GB12	Little Farm Nursery, North Town Moor, Maidenhead	Leisure uses	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	E6	Manor House Lane Industrial Estate, Datchet	Employment	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	N11	Moor Hall	Employment	3b						Keep as existing employment (not allocated)
Flood Zone 3b	CO 0005	Moor Hall	Housing	3b						Not available
Flood Zone 3b	MTc1	Moorbridge Road / Bridge Road	Employment	3b						Small site, difficult to develop
Flood Zone 3b	3C	North of Maidenhead Court	Housing	3b						The land to the north does not have clear boundaries to prevent future encroachment and the land closest to the existing excluded settlement is classified as Grade 2 Best and Most Versatile Agricultural Land.
Flood Zone 3b	OW 0003	Prory Stables Church RoadB	Housing	3b						Greenbelt
Flood Zone 3b	ET 0016	Rafts Boat Hse, Eton College	Housing	3b						Has permission for residential
Flood Zone 3b	MA 5093	Redroofs Bed and Breakfast, Oldfield Guards Club Road, Maidenhead	Housing	3b						Small site
Flood Zone 3b	N17	Reform Rd/Oldfield Rd Industrial Area	Employment	3b						Split down in smaller sub-sites for Consultation .
Flood Zone 3b	H38	River Street and Thames Street car parks, Windsor	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	H39	Riverside Walk Office Building, Windsor	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MTc6	South of York Road	Employment	3b						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3b	MA 4000	Spencers Farm	Housing	3b						Greenbelt
Flood Zone 3b	3A	Spencers Farm	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	BR 0006	Summerleaze Processing Plant	Housing	3b						Greenbelt
Flood Zone 3b	MA 4016	Whitebrook Park, SL6 8XY (B)	Housing	3b						Flooding
Flood Zone 3b	ET 0002	Willowbrook, Eton College	Housing	3b						Greenbelt
Flood Zone 3b	H42	Windsor and Eton Riverside Station Car Park, Windsor	Housing	3b						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	MA 3030	1 Boyn Hill Road, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0061	1 Fox Covert Close	Housing	1						Small
Flood Zone 1	WI 4019	1 Thames Street	Housing	1						No designation
Flood Zone 1	MA 5040	102-104 Norden Road	Housing	1						Small
Flood Zone 1	WI 1015	110 Tinkers Lane	Housing	1						Small
Flood Zone 1	MA 0022	113 Alwyn Road	Housing	1						Small
Flood Zone 1	WI 4015	12-15 Queen Annes Court	Housing	1						Already developed/use
Flood Zone 1	CO 0007	124 ro 116-126 Whyteladies l	Housing	1						Small
Flood Zone 1	MA 1000	13 - 25 Malvern Road	Housing	1						Ownership
Flood Zone 1	WI 4054	13-15 Victoria Street, Windsor	Housing	1						Small
Flood Zone 1	MA 3029	145 Grenfell Road, Maidenhead	Housing	1						Small
Flood Zone 1	H14	150 Bath Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5043	16-20 Braywick Road	Housing	1						Ownership
Flood Zone 1	MA 3012	183-189 Clare Rd	Housing	1						Small
Flood Zone 1	MA 2020	19-21 Craufurd Rise	Housing	1						Small
Flood Zone 1	SD 0055	1A & 3A Galton House, Rise Road	Housing	1						Small
Flood Zone 1	SD 0024	2 and 3 Greenways Drive	Housing	1						Ownership
Flood Zone 1	MA 2019	2 Castle Hill Terrace	Housing	1						Likely yield too low
Flood Zone 1	MA 2002	2 Marlow Rd, commonwealth	Housing	1						Small site , not available
Flood Zone 1	SD 0056	2 Sunning Avenue, Sunningdale	Housing	1						Ownership
Flood Zone 1	MA 4032	22 Cookham rd	Housing	1						Small
Flood Zone 1	MA 3008	23 Boyn Hill Avenue	Housing	1						Small
Flood Zone 1	MA 5046	25-27 Braywick Road	Housing	1						Small
Flood Zone 1	SD 0033	3 Cedars, Silwood Road	Housing	1						Greenbelt
Flood Zone 1	SH 0035	33 High Street	Housing	1						Small
Flood Zone 1	WI 3021	35 - 37 Hemwood Road, Windsor	Housing	1						Small
Flood Zone 1	MA 0006	35-39 Courthouse Rd	Housing	1						Ownership
Flood Zone 1	WI 4014	36a-c Alexandra Road	Housing	1						Small
Flood Zone 1	WI 3005	38-42 Winkfield Road	Housing	1						Ownership
Flood Zone 1	MA 1005	39 Gloucester Road	Housing	1						Small
Flood Zone 1	MA 1014	4 Malvern Road	Housing	1						Small
Flood Zone 1	BR 0024	40 Windsor Rd & 95 Priors Way	Housing	1						Small
Flood Zone 1	WI 0020	5 Hylie Close	Housing	1						Small
Flood Zone 1	SD 0021	55 - 79 Chobham Road	Housing	1						Small
Flood Zone 1	MA 3019	57 and land at 59 Alftowd road	Housing	1						Small
Flood Zone 1	MA 2014	59 Harrow Lane	Housing	1						Ownership
Flood Zone 1	MA 2004	61&land to rear63Harrow Lane	Housing	1						Ownership
Flood Zone 1	MA 5091	71 - 73 High Street, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0005	8 Queens Place	Housing	1						Small
Flood Zone 1	SH 0092	80 Upper Village Road	Housing	1						Small
Flood Zone 1	MA 5077	9-27 Walker Road	Housing	1						Ownership
Flood Zone 1	BR 0052	94 Priors Way	Housing	1						Small
Flood Zone 1	MA 2016	98 Cordwallis Road	Housing	1						Small
Flood Zone 1	MA 0025	Agnes Hayward Nursery School, 29 Lincoln Road	Housing	1						Small
Flood Zone 1	SH 0075	Appledown Cottage, 1 Holmes Close, Ascot	Housing	1						Small
Flood Zone 1	HU 0003	Appletree Cottages site	Housing	1						not supported locally
Flood Zone 1	13P	Area around Charters School/south of Charters Road	Housing	1						The area lies in a settlement gap between Sunninghill and Sunningdale.
Flood Zone 1	13N	Area around Lynwood Care Home	Housing	1						Development would harm the separation of settlements and impact on ancient woodland.
Flood Zone 1	13T	Area around St Mary's School/east of Coronation Road	Housing	1						The area lies in a settlement gap.
Flood Zone 1	13I	Area around Tittenhurst Park	Housing	1						The area would not form a logical settlement boundary and contains several listed buildings.
Flood Zone 1	9A	Area at Lower Farm & St Leonard's Farm/west of Wilton Crescent	Housing	1						It is an open area and development would have an unacceptable impact of the openness of the Green Belt. The area has a steep gradient and development could adversely affect ancient woodland. There is a Grade II listed building.
Flood Zone 1	13S	Area east of Bagshot Road around Broadlands Farm	Housing	1						The area lies in a settlement gap and does not have clear defensible boundaries to prevent future encroachment.
Flood Zone 1	13B	Area east of Cheapside Road and south of Silwood Close	Housing	1						This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, proximity to ancient woodland and proximity to local gaps.
Flood Zone 1	7C	Area east of Gays Lane and south of Stroud Farm Road	Housing	1						There is a lack of defensible boundaries on the southern side and a Grade II* listed building.
Flood Zone 1	13O	Area east of Hancocks Mount and south of the railway	Housing	1						Development would harm the separation of settlements, some ancient woodland, and the setting of a Grade II listed building.
Flood Zone 1	13A	Area east of Winkfield Road	Housing	1						Development would protrude into the countryside and affect the openness of the countryside and Green Belt. The area contains a listed building, trees with historical and likely ecological value, treelines that form a green corridor and the area borders ancient woodland.
Flood Zone 1	5A	Area including Maidenhead Golf Course	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	9C	Area north and east of Legoland	Housing	1						The area would not be well connected to the existing urban area of the excluded settlement. Ancient woodland would form a barrier between the existing urban settlement and new development. Development could adversely affect ancient woodland.
Flood Zone 1	1A	Area north and west of Cookham Rise	Housing	1						Partly rejected: Grade 2 Best and Most Versatile Agricultural Land
Flood Zone 1	2	Area north of Furze Platt Road	Housing	1						Development would harm the openness of the Green Belt, the separation of Maidenhead with Cookham Dean and Cookham Rise, and sterilise a mineral resource. The land is also classified as Grade 2 Best and Most Versatile Agricultural Land.
Flood Zone 1	5D	Area north of Kimbers Lane	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13F	Area north of London Road / east and west of Church Lane	Housing	1						This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, treelines forming a green corridor and proximity to ancient woodland.
Flood Zone 1	13L	Area part of Sunningdale Golf Course	Housing	1						The area does not have defensible boundaries to the south to prevent future encroachment.
Flood Zone 1	8C	Area south of Dedworth Road and west of Broom Farm Estate	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13K	Area south of the A30 London Road	Housing	1						Development could cause harm to ancient woodland.
Flood Zone 1	12B	Area west of Old Windsor and north of Crimp Hill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H1	Ascot Gas Holder Site, Sunninghill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	13C	Ascot High Street	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB1	Ascot Station Car Park and Cloverleaf Cars, Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0012	Ascot/Hunters Ldge, London Rd	Housing	1						not supported locally
Flood Zone 1	SD 0017	Ashis Nivas, Sunning Avenue	Housing	1						Small
Flood Zone 1	Z23	Ashurst Manor, Church Lane	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0057	Bardfield Place, Bagshot Road	Housing	1						Permission already granted
Flood Zone 1	HU 0001	Beckfords Warren Row	Housing	1						Small
Flood Zone 1	CO 0042	Beggars Shaw Alwyns Road	Housing	1						Greenbelt
Flood Zone 1	BR 0062	Belmont Farm, Sturt Green, Holyport	Housing	1						Greenbelt
Flood Zone 1	H17	Belmont Place, Belmont Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H18	Berkshire House, High Street, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	SD 0034	Brackenber Lodge, London Road	Housing	1						Greenbelt
Flood Zone 1	MA 2017	British Red Cross Society, 6 The Crescent	Housing	1						Small
Flood Zone 1	MA 3009	Brocket House,Boyn Hill Avenue	Housing	1						Small
Flood Zone 1	SH 0049	Budgens,Hermitage Parade	Housing	1						Part of wider proposals
Flood Zone 1	SH 0034	Burnside & West Burnside	Housing	1						Small
Flood Zone 1	WW 0007	Bury Court Farm, Waltham Rd	Housing	1						Small
Flood Zone 1	SH 0072	Byways, Friary Road, Ascot	Housing	1						Permission already granted
Flood Zone 1	CO 0015	Cannon Court Farm	Housing	1						Greenbelt
Flood Zone 1	MA 3005	Castle Hill Youth&Cmnty Cntr	Housing	1						Permission already granted
Flood Zone 1	SH 0080	CBS Court, 118 Kennel Ride	Housing	1						Small
Flood Zone 1	SH 0017	Cedar Lodge and Merlin House, Bagshot Road	Housing	1						Small
Flood Zone 1	MA 3011	Chandlers Removers	Housing	1						Small
Flood Zone 1	SH 0028	Charters Lane Garages	Housing	1						Small
Flood Zone 1	MA 1017	Childrens Play area between 79 Gardner Road and 16 Fawley Close	Housing	1						Permission already granted
Flood Zone 1	MA 2018	Clivemont House, Clivemont Road	Housing	1						Allocated as part of a larger site
Flood Zone 1	SH 0050	Cloudsley, HTD Ltd, High Street	Housing	1						Allocated as part of a larger site
Flood Zone 1	SD 0025	CMI Ltd, 5 Rise Road	Housing	1						Small
Flood Zone 1	MA1	Compound at Stubbings Road	Housing	1						Consultation Site / Suogested Consultation site
Flood Zone 1	WI 2014	Convent Court, Hatch Lane, Windsor	Housing	1						Small
Flood Zone 1	H9	Cookham Gas Holder, Whyteladyes Lane, Cookham Rise	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	Z27	Cottages adjacent to Queen Anne's Gate, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	4A	Cox Green North of Railway	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H34	Crown House and Charliott House, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 0024	Droskyn House, 5 Lime Walk, Maidenhead	Housing	1						Small
Flood Zone 1	H19	DTC, Grinquer Hill, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 3000	East Berkshire College	Housing	1						Permission already granted
Flood Zone 1	WI 3020	Essex Lodge 69 Osborne Road, Windsor	Housing	1						Small
Flood Zone 1	MA 3028	Fir Trees and Overton, east Road	Housing	1						Small
Flood Zone 1	CO 0009	Garages adj to 20 Windmill Rd	Housing	1						Small
Flood Zone 1	GB5	Garden Centre, Dedworth Road, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	BR 0022	Garden Cottage,Fifield Road	Housing	1						Small
Flood Zone 1	CO 0021	GKL House, Lower Road	Housing	1						Small
Flood Zone 1	MA 3004	Glengary Cottage, Norden Road	Housing	1						Small
Flood Zone 1	HU 0005	Goulders Farm, Cockpole Green	Housing	1						Not suitable location
Flood Zone 1	SH 0022	Halstead House,UpperVillageRd	Housing	1						Small
Flood Zone 1	MA 2015	Hargrave House, Belmont Road	Housing	1						Permission already granted
Flood Zone 1	SH 0033	Hermitage Parade&Red House Car	Housing	1						Part of wider proposals
Flood Zone 1	H7	High Peak, off London Road, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5039	Highclere, Shoppenhangers Road	Housing	1						Small site
Flood Zone 1	WW 0025	Highcroft And Lantivet And Woodbury And Mallia Cannon Lane	Housing	1						Ownership
Flood Zone 1	CO 0034	Holly Place and Land rear	Housing	1						Small
Flood Zone 1	CG 0015	Homer Farm, Cox Green Lane	Housing	1						Small
Flood Zone 1	H2	Hope Technical Developments Ltd, and land to east of Course Road, Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0024	House in the Wood, London Rd, Ascot	Housing	1						Greenbelt
Flood Zone 1	SH 0073	Hurstleigh, Coronation Road, Ascot	Housing	1						Permission already granted
Flood Zone 1	SH 0014	Jacaranda and Tradewinds	Housing	1						Small
Flood Zone 1	H35	Keeler, Ellison Close, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H3	Kenilworth, Windsor Road, North Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0005	Kennels (a), Sunnymeads	Housing	1						Greenbelt
Flood Zone 1	WI 0006	Kennels (b), Sunnymeads	Housing	1						Greenbelt
Flood Zone 1	WI 3003	King Edward VII Hospital	Housing	1						Not available
Flood Zone 1	MA 3027	Kings Grove Industrial Estate	Housing	1						Already developed/use
Flood Zone 1	SH 0032	Kingsland, London Road	Housing	1						Permission already granted
Flood Zone 1	SD 0020	Laggan House	Housing	1						Permission already granted
Flood Zone 1	WI 2008	Land adj 4 Springfield Road	Housing	1						Small
Flood Zone 1	BR 0055	Land adj Braywick House	Housing	1						listed building
Flood Zone 1	WI 1007	Land adj Broom Farm Estate	Housing	1						Greenbelt
Flood Zone 1	SH 0057	Land adj Coach House, Wells Lane	Housing	1						Small
Flood Zone 1	HO 0001	Land adj coppermill road	Housing	1						Greenbelt
Flood Zone 1	CO 0011	Land adj to Grubwood Lane	Housing	1						Not suitable location
Flood Zone 1	CO 0040	Land adjacent Hedsordene	Housing	1						Small
Flood Zone 1	BI 0006	Land adjacent to Honey House	Housing	1						Greenbelt
Flood Zone 1	MA 3013	Land adjacent 44 Stamford Rd	Housing	1						Small site with limited potential
Flood Zone 1	WI 0035	Land At 1 And 2 Bradshaw Close And 21 Aston Mead	Housing	1						Small
Flood Zone 1	SD 0058	Land at 1 Rise Road, Sunningdale	Housing	1						Small
Flood Zone 1	MA 1013	Land At 10 And To Rear of 6 and 8 and 12 Linden Avenue	Housing	1						Ownership
Flood Zone 1	SH 0076	Land at 10 Fox Covert Close	Housing	1						Small
Flood Zone 1	OW 0008	Land at 14 Pelling Hill	Housing	1						Greenbelt
Flood Zone 1	BR 0066	Land at 22 Tithe Barn Drive, Maidenhead	Housing	1						Small
Flood Zone 1	WI 1017	Land at 31 Keepers Farm Close, Windsor	Housing	1						Small
Flood Zone 1	WI 0031	Land at 61-63 Dedworth Rd	Housing	1						Ownership
Flood Zone 1	WI 2000	Land at 85 and 87 Alma Road	Housing	1						Small
Flood Zone 1	SH 0079	Land at Blacknest House	Housing	1						Greenbelt
Flood Zone 1	WW 0001	Land at Cannon Lane	Housing	1						Greenbelt
Flood Zone 1	WI 0011	Land at Dedworth Drive & Stuart Close	Housing	1						Important urban open space
Flood Zone 1	SH 0066	Land at Endeavour House	Housing	1						Small
Flood Zone 1	SH 0077	Land at Grangewood and Maple house, Larchfield Avenue	Housing	1						Small
Flood Zone 1	CG 0009	Land at jasmine Cottage	Housing	1						Small
Flood Zone 1	WI 1006	Land at Keepers Farm Close	Housing	1						Small
Flood Zone 1	BR 0019	Land at Kimbers Lane	Housing	1						Small
Flood Zone 1	WI 2013	Land at Lord Raglan House, 132 St Leonards Road Windsor	Housing	1						Small
Flood Zone 1	CO 0017	land at Lower Mount Farm	Housing	1						Greenbelt
Flood Zone 1	MA 5031	Land at Manor Lane	Housing	1						Greenbelt
Flood Zone 1	MA 0026	Land at Mead House, Pinkneys Drive, Maidenhead	Housing	1						Small
Flood Zone 1	SH 0025	Land at Nell Gwynne Avenue	Housing	1						Small
Flood Zone 1	SH 0089	Land at South Court, London Road	Housing	1						Small
Flood Zone 1	SH 0060	Land at St Clouds&Glebelands	Housing	1						Ownership
Flood Zone 1	SH 0003	Land at Station Hill	Housing	1						Greenbelt
Flood Zone 1	WW 0023	Land at the corner of Burchetts Green Lane and Bath Road (A4)	Housing	1						Greenbelt
Flood Zone 1	SH 0074	Land at Windrush, Hancocks Mount, Ascot	Housing	1						Permission already granted
Flood Zone 1	MA 1016	Land between 36 and 38 Switchback Road South	Housing	1						Permission already granted
Flood Zone 1	MA 1015	Land between 69 Gardner Road an Childrens Play area Fawley Close	Housing	1						Permission already granted
Flood Zone 1	BR 0053	Land between A404 & A305	Housing	1						Greenbelt
Flood Zone 1	WW 0004	Land E of the Grove Park Est.	Housing	1						Greenbelt
Flood Zone 1	CO 0018	Land North of Burnt Oak	Housing	1						Greenbelt
Flood Zone 1	SD 0005	Land North of Cedar Drive	Housing	1						Greenbelt
Flood Zone 1	HO 0007	Land off Layburn Crescent	Housing	1						Greenbelt
Flood Zone 1	WW 0020	Land r/o Brook Hse Paley St	Housing	1						infrastructure
Flood Zone 1	BR 0054	Land r/o Windsor Road Bray	Housing	1						Small
Flood Zone 1	WI 1000	Land r/o&adi63-71 Forest Rd	Housing	1						Small site
Flood Zone 1	MA 0021	Land rear of 18 - 22 Clarefield Drive and 6 & 7 Clarefield Close	Housing	1						Ownership

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
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Flood Zone 1	H36	Land rear of 38-39 Peascod Street, and Telephone Exchange, Bachelors Acre, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 1016	Land rear of 91A Dedworth Road, Windsor	Housing	1						Small
Flood Zone 1	WW 0008	Land S of 4 Butchers Lane	Housing	1						not suitable location
Flood Zone 1	SH 0070	Land South of High St Ascot	Housing	1						Part of wider proposals
Flood Zone 1	WL 0012	Land South of Weycock Cottage, Milley Road	Housing	1						Not suitable location
Flood Zone 1	WW 0022	Land SW of Breadcroft Lane	Housing	1						Greenbelt
Flood Zone 1	SH 0085	Land to the East of Course Road, Ascot	Housing	1						Part of a larger site
Flood Zone 1	WI 0033	Land To West & South of 37-59 Hanover Way, & 13 & 15 West Crescent	Housing	1						Has permission for residential
Flood Zone 1	CG 0004	Land west of Cannon Lane	Housing	1						Greenbelt
Flood Zone 1	BR 0025	Land west of Fifield Road	Housing	1						Greenbelt
Flood Zone 1	MA 3006	Lawfield and garage, Bath Rd	Housing	1						Not available
Flood Zone 1	WW 0005	Ld N of Mhead Office Park (a)	Housing	1						Greenbelt
Flood Zone 1	WW 0006	Ld N of Mhead Office Park (b)	Housing	1						Greenbelt
Flood Zone 1	MA 5075	LINKSIDE, Shoppenhangers road	Housing	1						Small
Flood Zone 1	CG 0010	Lnd at Woodlands Park Avenue	Housing	1						Greenbelt
Flood Zone 1	BR 0063	Longfields Farm, Drift Road	Housing	1						Greenbelt
Flood Zone 1	SH 0093	Lynton Lodge, Coronation Road	Housing	1						Small
Flood Zone 1	H23	Maidenhead Lawn Tennis Club, All Saints Avenue, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 5085	Manor House Manor Lane	Housing	1						Greenbelt
Flood Zone 1	SH 0056	Meadow Court, London Rd	Housing	1						Small
Flood Zone 1	HU 0004	Meadow View Site	Housing	1						not suitable location
Flood Zone 1	MA 5065	Methodist Church, King Street	Housing	1						Small
Flood Zone 1	H24	Middlehurst, Boyn Valley Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WL 0003	Milley Farm, Milley Lane	Housing	1						not supported locally
Flood Zone 1	Z28	Minton Place / Consort House, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E8	North west part of Grove Business Park, Cannon Lane, White Waltham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H8	Old Huntsman's House, Kennel Avenue, North Ascot	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB7	Park House, Warren Row Road, Warren Row	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	Z213	Part of Lower Mount Farm, Cookham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H10	Payton House, Gorse Road, Cookham Rise	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H27	Polestar Taylowe Building, Furze Platt Industrial Estate, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	Z214	Poundfield	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0028	Rear of 38 Dedworth Road	Housing	1						Small
Flood Zone 1	SD 0004	Rear of Lynwood Crescent	Housing	1						Greenbelt
Flood Zone 1	SH 0059	Ridgefield & Milestone House, Winkfield Road	Housing	1						Small
Flood Zone 1	SH 0058	Rustlings, London Rd	Housing	1						Permission already granted
Flood Zone 1	WW 0024	Shire Horse Centre & Village Life	Housing	1						Permission already granted
Flood Zone 1	H29	Shoppenhangers Manor, Manor Lane, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0078	Silwood Park Nurseries, Cheapside Road	Housing	1						Greenbelt
Flood Zone 1	SH 0071	Site at Larch Avenue	Housing	1						Greenbelt
Flood Zone 1	MA 2001	St Marks Hospital	Housing	1						Hospital use
Flood Zone 1	BR 0021	St. Leonards Farm	Housing	1						not suitable location
Flood Zone 1	SD 0053	Station Parade Station Road	Housing	1						Small
Flood Zone 1	WI 0012	Stuart Way (a)	Housing	1						Important urban open space
Flood Zone 1	WI 0013	Stuart Way (b)	Housing	1						Important urban open space
Flood Zone 1	BI 0002	Stubbings Farm (a)	Housing	1						Greenbelt
Flood Zone 1	BI 0003	Stubbings Farm (b)	Housing	1						Greenbelt
Flood Zone 1	SH 0007	sub station adj Ast gashder	Housing	1						Developed as infrastructure - not available
Flood Zone 1	H4	Sunningdale Station and Car Park, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0007	Sunnymeads, Dedworth Road C	Housing	1						Greenbelt
Flood Zone 1	SH 0081	Sutherland House, Devenish Road	Housing	1						Small
Flood Zone 1	WIN	TA Centre, Bolton Road	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H5	Telephone Exchange, Upper Village Road, Sunninghill	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	H40	Thames Court, Victoria Street, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WI 0038	The Annexe 18 Knights Close Windsor	Housing	1						Small
Flood Zone 1	H6	The Big Cedar, London Road, Sunningdale	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0010	The Coach House, Charters Rd	Housing	1						Small
Flood Zone 1	SD 0014	The Little House, Charters Rd	Housing	1						Permission already granted
Flood Zone 1	SH 0086	The Old Court House	Housing	1						Small
Flood Zone 1	H41	The Parade and Car Park, Riddlesway, Windsor	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SD 0008	The Post Box Field	Housing	1						Greenbelt
Flood Zone 1	SD 0028	The Ridge, Ridgemount Rd	Housing	1						Small
Flood Zone 1	SD 0059	Vernons Electrical Ltd, 18 High Street	Housing	1						small
Flood Zone 1	HO 0010	Waste Transfer Station	Housing	1						Greenbelt
Flood Zone 1	1B	West of Cookham Rise, Cookham	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	SH 0083	Westbrook House, Windsor Road	Housing	1						Has permission for residential
Flood Zone 1	H30	Western section of Kings Grove Industrial Estate, Boyn Valley Road, Maidenhead	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	MA 3015	Western side of 59 Altwood rd	Housing	1						Small
Flood Zone 1	BR 0061	White Gables, Canon Hill Drive, Maidenhead	Housing	1						Small
Flood Zone 1	MA 5071	White Gables, Canon Hill Drive, Maidenhead	Housing	1						Small
Flood Zone 1	WW 0009	White Waltham Airfield	Housing	1						Greenbelt
Flood Zone 1	WL 0004	Whitfields Farm, Hungerford Lane	Housing	1						Greenbelt
Flood Zone 1	MA 5049	Wichita, Villa Flora and land rear of Dormer Cottage, Shoppenhangers Road	Housing	1						Not supported locally and has permission for housing
Flood Zone 1	Z29	Windsor Fire Station, St Marks Road	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	4B	Woodlands Park South of Railway	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	GB10	Woolley Hall and Woolley Grange, Westacott Way, Littlewick Green	Housing	1						Consultation Site / Suggested Consultation site
Flood Zone 1	CO 0046	Worster House, Worster Road	Housing	1						Small
Flood Zone 2	WI 4013	10-12 Thames Street	Housing	2						Permission already granted
Flood Zone 2	MA 4005	2 Horton Close	Housing	2						Flooding
Flood Zone 2	ET 0031	41 to 47 Eton wick Road and land between 31 and 33 Victoria Road, Eton Wick	Housing	2						Small
Flood Zone 2	DA 0012	64 London Road	Housing	2						Small
Flood Zone 2	MA 4023	85-87 Lower Cookham Road	Housing	2						Flooding
Flood Zone 2	H32	Area between Alma Road and Goslar Way, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	7A	Area between Ascot Road and Holyport Road	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	7B	Area south of A308	Housing	2						There is a lack of defensible boundaries, two listed buildings and there are contamination / landfill gas issues.
Flood Zone 2	5E	Area south of Harvest Hill Road and east of Kimbers Lane	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	10A	Area south of M4, north of War Memorial	Housing	2						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 2	MA 4027	BrookHouse&Rosebank, Widbrook Rd	Housing	2						not suitable location
Flood Zone 2	HO 0006	Broom Lodge, Stanwell Rd	Housing	2						Greenbelt
Flood Zone 2	WI 4003	Car Park Site, Thames Avenue /	Housing	2						Part of wider proposals
Flood Zone 2	HO 0009	Home Close Farm	Housing	2						Greenbelt
Flood Zone 2	CO 0012	Land adjoining Lee Cottage	Housing	2						Greenbelt
Flood Zone 2	OW 0009	Land at 16 Orchard Road	Housing	2						Small
Flood Zone 2	MA 4056	Land at Ashley 61 Lower Cookham Road Maidenhead	Housing	2						Small
Flood Zone 2	CO 0003	Land at Butts Legh, School Lane, Cookham	Housing	2						Small site
Flood Zone 2	BR 0020	Land at Harvest Hill Road	Housing	2						Greenbelt
Flood Zone 2	BR 0013	Land at Lodge Farm & Philberds	Housing	2						Existing use important
Flood Zone 2	WI 0001	Land at Oakley Green (a)	Housing	2						Greenbelt
Flood Zone 2	DA 0004	Land North of Datchet	Housing	2						Greenbelt

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
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Flood Zone 2	BR 0067	Land to Rear of 19 and 21 Byland Drive, Maidenhead	Housing	2						Small
Flood Zone 2	BR 0012	Moneyrow Green	Housing	2						greenbelt
Flood Zone 2	ET 0017	New Schools Extension, Eton Co	Housing	2						Small site
Flood Zone 2	8A	North of A308, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	CG 0003	Ockwells Farm (adj Manor)	Housing	2						Legal covenant prohibiting development
Flood Zone 2	MA 5074	R/O Farm Bungalow, Forlease Rd	Housing	2						Small
Flood Zone 2	GB14	Squires Garden Centre, Maidenhead Road, Windsor	Housing	2						Consultation Site / Suggested Consultation site
Flood Zone 2	CG 0001	The McGraw Hill Site	Housing	2						Allocated employment site
Flood Zone 3a	OW 0018	1 Burfield Road, Old Windsor	Housing	3a						Small
Flood Zone 3a	DA 0016	115 Horton Road, Datchet	Housing	3a						Small
Flood Zone 3a	H12	12-13 Bridge Avenue, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	OW 0005	12-14 Warrington Spur	Housing	3a						Small
Flood Zone 3a	WI 0014	13 & 15 & r/o 11 & 17 Parsonage Lane	Housing	3a						Ownership
Flood Zone 3a	MA 4052	146 Blackmoor lane	Housing	3a						Small
Flood Zone 3a	OW 0016	15 Lyndwood Drive, Old Windsor, Windsor	Housing	3a						Small
Flood Zone 3a	DA 0017	21A Queens Road	Housing	3a						Small
Flood Zone 3a	WI 4022	24 Alma Road	Housing	3a						Small
Flood Zone 3a	MA 5036	26-28 Forlease Road	Housing	3a						Small
Flood Zone 3a	SH 0065	29 Francis Chichester Close	Housing	3a						Small
Flood Zone 3a	MA 4029	35-37 Summerleaze Road	Housing	3a						Small
Flood Zone 3a	MA 4018	37 Lower Cookham Road	Housing	3a						Part of wider proposals
Flood Zone 3a	WR 0023	37 The Drive, Wraysbury	Housing	3a						not suitable location
Flood Zone 3a	H15	3-9 Bridge Avenue, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	WI 4045	4 Albert Street	Housing	3a						Small
Flood Zone 3a	WI 4055	54 Vansittart Road, Windsor	Housing	3a						Small
Flood Zone 3a	MA 4026	55-57 Lower Cookham Rd	Housing	3a						Small
Flood Zone 3a	MA 4028	66 Lower Cookham Road	Housing	3a						Small
Flood Zone 3a	OW 0006	71-73 Straight Road	Housing	3a						Small
Flood Zone 3a	WI 0018	7-9 Parsonage Lane	Housing	3a						Small
Flood Zone 3a	MA 1009	80 Adebury Road, Maidenhead	Housing	3a						Small
Flood Zone 3a	MA 4031	9.10.11 Ray Lee Close	Housing	3a						Small
Flood Zone 3a	H31	95 Straight Road, Old Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	SH 0088	97 New Road, Ascot	Housing	3a						Small
Flood Zone 3a	MA 4045	99 Blackmoor Lane	Housing	3a						Small
Flood Zone 3a	H37	Alma Road Car Park, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	11F	Area around Tithe Farm	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	13J	Area north of Bedford Lane	Housing	3a						The ancient woodland in the area and the barrier this forms to connect to the existing urban area particularly in the west, mean the area is unsuitable for further consideration.
Flood Zone 3a	12A	Area north of Church Road	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	10B	Area north of Churchmead School	Housing	3a						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 3a	H33	Area north of Hanover Way, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	12C	Area west of Burfield Road	Housing	3a						Development would harm the wider setting of and extensive ancient woodland links to Windsor Great Park, listed buildings to the south and the wider setting of the listed Beaumont Estate.
Flood Zone 3a	HO 0005	Berkyn Manor & Stables	Housing	3a						Greenbelt
Flood Zone 3a	H25	Cedar Park, Cedars Road, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	MA 4020	Chef Peking, Ray Mead Rd	Housing	3a						Small site
Flood Zone 3a	DA 0011	Connection House, Slough rd	Housing	3a						Small site
Flood Zone 3a	H11	Connection House, Slough Road, Datchet	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	HO 0008	East of Queen Mother Reservoir	Housing	3a						Greenbelt
Flood Zone 3a	H20	Employment areas to the east of Oldfield Rd, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	H21	Exclusive House, Oldfield Road, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	CO 0045	Fire Station, Berries Lane	Housing	3a						Small
Flood Zone 3a	MA 4010	Fullers Yard Sheephouse Rd	Housing	3a						greenbelt
Flood Zone 3a	MA 4008	Garages at 21-29 Florence Av	Housing	3a						Small
Flood Zone 3a	WI 0037	Garge Block Maidenhead Road	Housing	3a						Small site
Flood Zone 3a	SH 0021	Gibbs House, Kennel Ride	Housing	3a						Permission already granted
Flood Zone 3a	ET 0009	Headmasters Garden, Eton Colle	Housing	3a						Small site
Flood Zone 3a	ET 0027	Land at 13 to 20 South View, Eton Wick Road	Housing	3a						ownership
Flood Zone 3a	WI 4005	Land at Alma Road Car Park, Al	Housing	3a						Part of site taken forward for Allocation under new name
Flood Zone 3a	WI 0016	Land at Dedworth Road	Housing	3a						Greenbelt
Flood Zone 3a	MA 4036	Land at Derek Mead, Derek Rd	Housing	3a						Small site
Flood Zone 3a	WI 0004	Land at Oakley Green	Housing	3a						Greenbelt
Flood Zone 3a	WI 0002	Land at Oakley Green (b)	Housing	3a						Greenbelt
Flood Zone 3a	MA 5032	Land at Oldfield Rd	Housing	3a						Small
Flood Zone 3a	DA 0003	Land between Eton Rd&Slough Rd	Housing	3a						ownership
Flood Zone 3a	BR 0011	Land n e of Tithe Barn Drive	Housing	3a						greenbelt
Flood Zone 3a	CO 0014	Land opp. Sutton Close	Housing	3a						not supported locally
Flood Zone 3a	WI 0032	Land r/o 61-63 West Crescent fronting Hanover Way	Housing	3a						ownership
Flood Zone 3a	WR 0027	Land Rear of 36 Station Road, Wraysbury	Housing	3a						Small
Flood Zone 3a	SD 0054	Land to Midway Lady Marg Rd	Housing	3a						not supported locally
Flood Zone 3a	H28	Land to rear of Whitebrook Park, Lower Cookham Road, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	MA 4030	Little Raylands, High Trees & Squirrels	Housing	3a						small
Flood Zone 3a	OW 0012	Land at Burfield Rd	Housing	3a						Greenbelt
Flood Zone 3a	BR 0056	Land fronting Monkey Island Lane	Housing	3a						small
Flood Zone 3a	MA 4025	Meadow End, Fawley & the Bungalow	Housing	3a						small
Flood Zone 3a	BR 0015	Oakley Mushroom Farm	Housing	3a						Greenbelt
Flood Zone 3a	DA 0013	Old Council Offices, The Green	Housing	3a						Small
Flood Zone 3a	HO 0004	Orchard Cottages & land adj	Housing	3a						Small
Flood Zone 3a	H26	Part of Reform Road Industrial Estate - area next to waterways, Maidenhead	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	BR 0064	Patterdale Farm, Drift Road	Housing	3a						Existing use important
Flood Zone 3a	OW 0002	Priory Stables Church Road A	Housing	3a						greenbelt
Flood Zone 3a	ZZ15	Sawyers Close, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	MA 4048	Sheephouse Trout Farm	Housing	3a						greenbelt
Flood Zone 3a	DA 0005	Slough Rd / London Rd	Housing	3a						Greenbelt
Flood Zone 3a	8B	South of A308, Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	4D	South of Cox Green; East of Woodlands Park	Housing	3a						Due to the Grade 2 Best and Most Versatile Agricultural Land classification to the north of the area, and the inability to create a subsequent logical settlement boundary with the remaining land to the south of the area, the area is not suitable for further consideration.
Flood Zone 3a	4C	South of Woodlands Park	Housing	3a						Development would encroach into the gap between Cox Green and White Waltham.
Flood Zone 3a	DA 0015	St. Augustines Field, Eton Road	Housing	3a						greenbelt
Flood Zone 3a	H43	Straight Works, Straight Road, Old Windsor	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	ZZ1	Summerleaze office and workshop, Summerleaze Road	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	ZZ11	The Briary, Eton Wick Road, Eton	Housing	3a						flooding
Flood Zone 3a	MA 4021	The Playroom, Lock Avenue	Housing	3a						Small site
Flood Zone 3a	3F	West of Sheephouse Road	Housing	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	MA 4015	Whitebrook Park, SL6 8XY (A)	Housing	3a						Part of site taken forward for Allocation under new name
Flood Zone 3b	MA 4006	13 and The Poplars, Woodhurst	Housing	3b						Yield likely to be too low
Flood Zone 3b	H16	35, 37 and 33 Velmead Works Lower Cookham Road, Maidenhead	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	WR 0030	40 Douglas Lane, Wraysbury	Housing	3b						Small

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 3b	MA 4022	84 Ray Mill road West	Housing	3b						Small
Flood Zone 3b	WR 0024	98-100 Welley Road, Wraybury	Housing	3b						Greenbelt
Flood Zone 3b	ET 0021	All weather pitch, Eton College	Housing	3b						Greenbelt
Flood Zone 3b	7D	Area between A308 and Bray Lake	Housing	3b						Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Flood Zone 3b	7E	Area between Monkey Island Lane and Bray Lake	Housing	3b						The area is open and development would be an encroachment of the countryside and there is an existing minerals site that needs to be safeguarded.
Flood Zone 3b	6B	Area east of A308 Bray Wick	Housing	3b						The area comprises a number of areas of biodiversity and ecological value. These include Berkshire protected species, ancient woodland and a buffer zone and two local wildlife sites. The area south of Braywick Park contains a minerals safeguarding zone.
Flood Zone 3b	3B	Area east of Spencers Farm	Housing	3b						
Flood Zone 3b	11E	Area east of St Andrew's Close	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	3E	Area north of Summerleaze Road	Housing	3b						The area contains active minerals workings and safeguarded minerals areas.
Flood Zone 3b	11A	Area south of Old Ferry Drive	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11B	Area south of The Drive	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	11C	Area south of Waylands	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	5B	Area west of the A404(M)	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	ZZ12	Barnes Pool Car Park, Baldwins Store, Eton	Housing	3b						Flooding
Flood Zone 3b	WR 0022	Bell Weir Garage and Engineering Co, 2 Wraybury Road	Housing	3b						Small
Flood Zone 3b	HO 0011	Berkyn Manor & adjoining	Housing	3b						Greenbelt
Flood Zone 3b	OW 0004	Boat Yard, 105 Straight Road	Housing	3b						Small
Flood Zone 3b	BR 0008	Bray Marina, Monkey Island	Housing	3b						Greenbelt
Flood Zone 3b	6A	Bray Wick Stafferton Way	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	WW 0018	Brook House, Paley Street	Housing	3b						Flooding
Flood Zone 3b	ZZ10	Bumham Thorpe, Eton Wick Road	Housing	3b						Flooding
Flood Zone 3b	ET 0007	Farrer Theatre, Eton College	Housing	3b						Small site
Flood Zone 3b	WW 0021	Glebeland Farm Drift Rd	Housing	3b						Greenbelt
Flood Zone 3b	ET 0030	House on the Bridge, 71 High Street, Eton	Housing	3b						Small
Flood Zone 3b	WR 0028	Land Adjacent to 2 Wharf Road, Wraybury	Housing	3b						Small
Flood Zone 3b	BR 0017	Land at Bray Film Studios	Housing	3b						Has permission for residential
Flood Zone 3b	CO 0048	Land at Lightlands Cottage, Lightlands Lane	Housing	3b						Small
Flood Zone 3b	CG 0011	Land at Ockwells Road A	Housing	3b						Not suitable location
Flood Zone 3b	CG 0012	Land at Ockwells Road B	Housing	3b						Not suitable location
Flood Zone 3b	GB6	Land at Water Oakley Farm, Windsor Road	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	BR 0007	Land at Windsor Road	Housing	3b						Greenbelt
Flood Zone 3b	5C	Land bounded by M4, A308 and Ascot Road	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MA 5016	Land North Sewage works	Housing	3b						Allocated under a different name
Flood Zone 3b	MA 4034	Land opposite Clappers Meadow	Housing	3b						infrastructure
Flood Zone 3b	BR 0018	Land South of A308(M)	Housing	3b						Greenbelt
Flood Zone 3b	MA 5047	Ld opp Allotments, Green Lane	Housing	3b						Greenbelt
Flood Zone 3b	CO 0005	Moor Hall	Housing	3b						Not available
Flood Zone 3b	3C	North of Maidenhead Court	Housing	3b						The land to the north does not have clear boundaries to prevent future encroachment and the land closest to the existing excluded settlement is classified as Grade 2 Best and Most Versatile Agricultural Land.
Flood Zone 3b	OW 0003	Priory Stables Church RoadB	Housing	3b						Greenbelt
Flood Zone 3b	ET 0016	Rafis Boat Hse, Eton College	Housing	3b						Has permission for residential
Flood Zone 3b	MA 5093	Redroofs Bed and Breakfast, Oldfield Guards Club Road, Maidenhead	Housing	3b						Small site
Flood Zone 3b	H38	River Street and Thames Street car parks, Windsor	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	H39	Riverside Walk Office Building, Windsor	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MA 4000	Spencers Farm	Housing	3b						Greenbelt
Flood Zone 3b	3A	Spencers Farm	Housing	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	BR 0006	Summerleaze Processing Plant	Housing	3b						Greenbelt
Flood Zone 3b	MA 4016	Whitebrook Park, SL6 8XY (B)	Housing	3b						Flooding
Flood Zone 3b	ET 0002	Willowbrook, Eton College	Housing	3b						Greenbelt
Flood Zone 3b	H42	Windsor and Eton Riverside Station Car Park, Windsor	Housing	3b						Consultation Site / Suggested Consultation site

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatibility					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	AddW1	32 Peascod Street	Employment	1						Small site, has PP for residential
Flood Zone 1	AddM6	99, King Street, Maidenhead	Employment	1						Developed as hotel
Flood Zone 1	E1	Ascot Business Park, South Ascot	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E7	Barloworld, Littlewick Green	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	N6	Boyn Valley Rd/Kings Grove Industrial Area	Employment	1						Allocated as two individual sites
Flood Zone 1	M1	Broadway Multi-Storey Car park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	MTc8	Builder's Yard, Melton Court	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	S12	Civil Service College	Employment	1						Not locally supported
Flood Zone 1	E10	Cordwallis Industrial Estate, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E15	Eastern part of Kings Grove / Boyn Valley Industrial Estate, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E20	Fairacres Industrial Estate, Tinkers Lane, Windsor	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E11	Foundation Park, Cannon Lane, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E12	Furze Platt Industrial Estate	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	N9	Gringer Hill / Belmont Rd	Employment	1						Hargrave House has PP for residential. Remainder of site is consultation site / suggested consultation site.
Flood Zone 1	E8	Grove Business Park, Cannon Lane, White Waltham	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	M5	Grove Road Car Park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	E9	Maidenhead Office Park, Westacott Way, Littlewick Green	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	AddW2	Minton Place, Victoria Street	Employment	1						Allocated as housing
Flood Zone 1	N20	ML Aviation/Grove Park/White Waltham Airfield	Employment	1						Airfield – keep as now. Rest of site is part of Grove Bus. Park.
Flood Zone 1	S8	New Lodge	Employment	1						Keep as existing employment (not allocated)
Flood Zone 1	N7	Pendragon Car Dealer	Employment	1						Not available
Flood Zone 1	W2	Post Office, William Street / Peascod Street	Employment	1						Consultation Site / Suggested Consultation site, combined with Telephone Exchange, Mellor Walk
Flood Zone 1	E4	Priors Way Industrial Estate	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	E2	Queen's Road Industrial Estate, Sunninghill	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	WTC3	River Street	Employment	1						Small site
Flood Zone 1	AddM2	Sierra House, High Street, Maidenhead	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	E3	Silwood Park, Sunningdale	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	N3	Southern Electric	Employment	1						Allocated under a different name
Flood Zone 1	AddM3	Statesman House	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	WTC1	Telephone Exchange, Mellor Walk	Employment	1						Consultation Site / Suggested Consultation site, combined with Post Office, William Street / Peascod Street
Flood Zone 1	MTc9	Telephone Exchange, West Street	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	E17	Vanwall Road Business Area, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 1	AddM1	War Graves Commission	Employment	1						No realistic prospect of development
Flood Zone 1	M4	West Street Car Park	Employment	1						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 1	E18	Woodlands Business Park, Woodlands Park, Maidenhead	Employment	1						Consultation Site / Suggested Consultation site
Flood Zone 2	M6	Bowling Green & Football Ground, York Road	Employment	2						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 2	N1	Former park and Ride Site	Employment	2						Developed as part of a wider development
Flood Zone 2	WTC4	Goswell Road Coach Park	Employment	2						Keep as facilities for coach park
Flood Zone 2	E21	Imperial House, Alma Road, Windsor	Employment	2						Consultation Site / Suggested Consultation site
Flood Zone 2	E14	Norreys Drive, Maidenhead	Employment	2						Consultation Site / Suggested Consultation site
Flood Zone 2	MTc2	Parking to the rear of Bridge Street & Forlease Road	Employment	2						Small site, difficult to develop
Flood Zone 2	MTc7	St Mary's Close, Maidenhead	Employment	2						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3a	AddM7	Altwood BMW	Employment	3a						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3a	E16	Central part of Reform Road Industrial Estate, Maidenhead	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E5	Ditton Park, Datchet	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E22	East part of Vale Road Industrial Estate, Vale Road, Windsor	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	E13	Howarth Road Industrial Estate, Maidenhead	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	N21	ICL Beaumont	Employment	3a						Keep as existing hotel / conference centre (not allocated)
Flood Zone 3a	WTC2	Mercer House, Thameside	Employment	3a						Small site, difficult to develop
Flood Zone 3a	N17	Reform Road Industrial Estate Area 2	Employment	3a						Split down in smaller sub-sites for Consultation
Flood Zone 3a	S9	Shirley Avenue, Vale Rd, Windsor	Employment	3a						Allocated as two individual sites
Flood Zone 3a	E23	Vansittart Industrial Estate, Windsor	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3a	N12	Whitebrook Park, Lower Cookham Rd, Maidenhead	Employment	3a						Front – keep as existing employment (not allocated). Rear is consultation site / suggested consultation site
Flood Zone 3a	E24	Windsor Dials, Arthur Road, Windsor	Employment	3a						Consultation Site / Suggested Consultation site
Flood Zone 3b	N14	Bray Studios	Employment	3b						Has PP for residential
Flood Zone 3b	E19	Centrica, Maidenhead Road, Windsor	Employment	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	MTc3	Corner of Bridge Avenue / High Street	Employment	3b						Part of allocation in Maidenhead Town Centre AAP
Flood Zone 3b	E6	Manor House Lane Industrial Estate, Datchet	Employment	3b						Consultation Site / Suggested Consultation site
Flood Zone 3b	N11	Moor Hall	Employment	3b						Keep as existing employment (not allocated)
Flood Zone 3b	MTc1	Moorbridge Road / Bridge Road	Employment	3b						Small site, difficult to develop
Flood Zone 3b	N17	Reform Rd/Oldfield Rd Industrial Area	Employment	3b						Split down in smaller sub-sites for Consultation
Flood Zone 3b	MTc6	South of York Road	Employment	3b						Part of allocation in Maidenhead Town Centre AAP

Description	Site ref	Address	Proposed Use	Flood Zone	Flood Zone Compatability					Reason
					Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	
Flood Zone 1	SH 0084ZZ2	Heatherwood Hospital	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ6	Shorts Recycling Centre, St George's Lane, Ascot	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ5	Sunningdale car park and surrounds	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 1	ZZ4	Sunningdale Park, Larch Avenue	Mixed	1						Consultation Site / Suggested Consultation site
Flood Zone 3b	GB12	Little Farm Nursery, North Town Moor, Maidenhead	Leisure uses	3b						Consultation Site / Suggested Consultation site

Appendix B

Table B1 – All Sites – Detailed Information and
Sequential Ordering

Table B2 – Housing Sites – Detailed Information
and Sequential Ordering

Table B3 – Employment Sites – Detailed
Information and Sequential Ordering

Table B4 – Mixed Use and Leisure Sites – Detailed
Information and Sequential Ordering

Table B1 – All Sites – Detailed Information and Sequential Ordering

	Site Name	Site Address	Area (ha)	Easting	Northing	Land Use	FZ1	FZ2	FZ3a	FZ3b develop d	FZ3b functional floodplain	FZ1 (ha)	FZ2 (ha)	FZ3a (ha)	FZ3b developed (ha)	FZ3b functional floodplain (ha)	Areas Benefiting from Defence	1 in 30	1 in 100	1in1000	1 in 30	1 in 100	1in1000	< 25%	>= 25% <50%	>= 50% <75%	>= 75%	Main Flood Zone	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatible	Essential Infrastructure	5.00	4.00	3.00	2.00	1.00	Total
99	19, and 17-27 Rushington Road	19, and 17-27 Rushington Road	0.44	488842	180361	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.44	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	0.00%	0.00%	100.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
70	2 and 3 Greenways Drive	2 and 3 Greenways Drive	0.40	494266	166289	SB10U	100.00%	0.00%	0.00%	0.00%	0.00%	0.40	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
103	35-39 Courthouse Road, Maidenhead	35-39 Courthouse Road, Maidenhead	0.32	487039	181158	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.32	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	99.86%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
120	Berkshire College of Agriculture - Zone C	Berkshire College of Agriculture - Zone C	1.25	483255	182080	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	1.25	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
23	Englemere Lodge London Road Ascot	HA31	0.65	491239	168777	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.65	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
104	Old Huntsmans House Kennel Avenue Ascot	Old Huntsmans House Kennel Avenue Ascot	0.69	491605	169785	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.69	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.15%	0.00	0.00	0.00	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
118	Keeleys Transport Ltd, Keeleys Yard, Bath Road, Reading	Keeleys Transport Ltd, Keeleys Yard, Bath Road, Reading	0.30	482438	179645	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.30	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.36%	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
29	White House, London Road, Sunningdale	HA37	0.82	495154	166537	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.82	0.00	0.00	0.00	0.00	No	0.00%	0.00%	1.52%	0.00	0.00	0.01	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
1	Boyn Valley Industrial Area	Boyn Valley Industrial Area	1.23	488012	180544	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	1.23	0.00	0.00	0.00	0.00	No	0.00%	0.00%	3.94%	0.00	0.00	0.05	44.37%	0.00%	55.63%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
101	Crown House and Chariott House, Windsor	Crown House and Chariott House, Windsor	0.29	496636	176600	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.29	0.00	0.00	0.00	0.00	No	0.00%	0.00%	4.23%	0.00	0.00	0.01	0.00%	0.00%	100.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
16	Middlehurst, 109-103 Boyn Valley Road, Maidenhead	HA15	0.28	487876	180527	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.28	0.00	0.00	0.00	0.00	No	0.00%	0.00%	5.57%	0.00	0.00	0.02	0.00%	100.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
71	2 Sunning Avenue	2 Sunning Avenue	0.34	493975	166584	SB10U	100.00%	0.00%	0.00%	0.00%	0.00%	0.34	0.00	0.00	0.00	0.00	No	0.00%	0.00%	9.14%	0.00	0.00	0.03	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
111	Territorial Army Centre, Bolton Road, Windsor	Territorial Army Centre, Bolton Road, Windsor	0.50	495651	175117	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.50	0.00	0.00	0.00	0.00	No	0.00%	0.00%	11.85%	0.00	0.00	0.06	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
21	Windsor Police Station, Alma Road, Windsor	HA29	0.32	496137	176341	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.32	0.00	0.00	0.00	0.00	No	0.00%	0.00%	27.21%	0.00	0.00	0.09	0.00%	0.00%	100.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
	Silwood Park Nurseries, Cheapside Road, Ascot	Silwood Park Nurseries, Cheapside Road, Ascot	2.66	493651	169223	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	2.66	0.00	0.00	0.00	0.00	No	0.00%	0.00%	8.24%	0.00	0.00	0.22	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
25	Silwood Park, Sunningdale	HA33	7.12	494571	168612	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	7.12	0.00	0.00	0.00	0.00	No	0.00%	0.01%	2.40%	0.00	0.00	0.17	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
18	Tectonic Place, Holyport Road, Maidenhead	HA17	0.65	489861	178167	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.65	0.00	0.00	0.00	0.00	No	0.00%	0.01%	10.64%	0.00	0.00	0.07	0.00%	0.00%	0.00%	100.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
32	Land north of Lower Mount Farm, Long Lane, Cookham	HA40	8.78	488064	184326	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	8.78	0.00	0.00	0.00	0.00	No	0.97%	0.04%	2.38%	0.08	0.00	0.21	41.71%	0.00%	0.00%	58.29%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
75	Ashurst Manor, Ashurst Park, Church Lane, Ascot	Ashurst Manor, Ashurst Park, Church Lane, Ascot	2.12	493988	168502	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	2.12	0.00	0.00	0.00	0.00	No	0.00%	0.05%	1.22%	0.00	0.00	0.03	58.08%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
76	Lower Mount Farm, Long Lane, Cookham	Lower Mount Farm, Long Lane, Cookham	6.00	488019	184153	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	6.00	0.00	0.00	0.00	0.00	No	0.00%	0.20%	1.23%	0.00	0.01	0.07	45.26%	0.00%	0.00%	54.74%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
78	Silwood Park, Sunningdale	Silwood Park, Sunningdale	4.67	494778	168609	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	4.67	0.00	0.00	0.00	0.00	No	0.00%	0.25%	2.27%	0.00	0.01	0.11	0.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
26	Sunningdale Park, Sunningdale	HA34	4.83	494577	167894	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	4.83	0.00	0.00	0.00	0.00	No	0.00%	0.27%	0.29%	0.00	0.01	0.01	70.48%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
24	Heatherwood Hospital, Ascot	HA32	6.95	491588	168659	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	6.95	0.00	0.00	0.00	0.00	No	0.62%	0.30%	6.07%	0.04	0.02	0.42	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
2	Queens Road Industrial Area, Sunninghill	Queens Road Industrial Area, Sunninghill	0.45	493674	167699	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	0.45	0.00	0.00	0.00	0.00	No	0.00%	0.34%	6.10%	0.02	0.00	0.03	2.30%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
22	Ascot Station Car Park, Ascot	HA30	1.14	492343	168275	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.14	0.00	0.00	0.00	0.00	No	0.00%	0.60%	0.07%	0.00	0.01	0.00	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
28	Broomhall Car Park, Sunningdale	HA36	1.36	495452	166955	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.36	0.00	0.00	0.00	0.00	No	0.00%	0.62%	4.79%	0.00	0.01	0.07	12.25%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
73	Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead	Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead	15.25	485097	178888	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	15.25	0.00	0.00	0.00	0.00	No	0.51%	0.69%	4.55%	0.08	0.11	0.69	0.00%	0.00%	19.29%	80.71%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
107	School on College Avenue, Maidenhead	School on College Avenue, Maidenhead	1.63	488086	181407	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	1.63	0.00	0.00	0.00	0.00	No	0.00%	0.74%	3.59%	0.00	0.01	0.06	0.57%	0.00%	99.43%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
14	Ascot College	HA25A	18.69	492534	168663	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	18.69	0.00	0.00	0.00	0.00	No	0.62%	0.84%	4.80%	0.12	0.16	0.91	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
34	OTC Research, Belmont Road, Maidenhead	HA49	2.09	489821	181652	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	2.09	0.00	0.00	0.00	0.00	No	1.11%	0.90%	3.85%	0.02	0.02	0.08	2.30%	0.00%	97.70%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
37	Land south of Manor Lane, Maidenhead	HA8	7.32	486269	179349	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	7.32	0.00	0.00	0.00	0.00	No	1.29%	1.02%	5.09%	0.09	0.07	0.37	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
105	Maidenhead Lawn Tennis Club	Maidenhead Lawn Tennis Club	0.75	487432	181427	PDS	100.00%	0.00%	0.00%	0.00%	0.00%	0.75	0.00	0.00	0.00	0.00	No	0.04%	1.24%	2.83%	0.00	0.01	0.02	100.00%	0.00%	0.00%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
3	Furze Platt Industrial Estate, Maidenhead	Furze Platt Industrial Estate, Maidenhead	5.98	487838	182653	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	5.98	0.00	0.00	0.00	0.00	No	0.53%	1.31%	7.06%	0.03	0.08	0.42	0.00%	0.00%	2.04%	0.00%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
36	Maidenhead Golf Course	HA6	53.18	488690	179780	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	53.18	0.00	0.00	0.00	0.00	No	1.78%	1.38%	6.16%	0.95	0.73	3.27	70.95%	0.00%	23.39%	5.66%	Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
4	Foundation Business Park, Maidenhead	Foundation Business Park, Maidenhead	5.13	485849	179570	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	5.13	0.00	0.00	0.00	0.00	No	0.35%	1.41%	7.13%																			

	Site Name	Site Address	Area (ha)	Easting	Northing	Land Use	FZ1	FZ2	FZ3a	FZ3b developed	FZ3b functional floodplain	FZ1 (ha)	FZ2 (ha)	FZ3a (ha)	FZ3b developed (ha)	FZ3b functional floodplain (ha)	Areas Benefiting from Defence	1 in 30	1 in 100	1in1000	1 in 30	1 in 100	1in1000	< 25%	>= 25% <50%	>= 50% <75%	>= 75%		Main Flood Zone	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatible	Essential infrastructure	5.00	4.00	3.00	2.00	1.00	Total
57	Summerleaze, Summerleaze Road, Maidenhead	HA24	6.20	489301	182603	Housing	0.00%	52.70%	46.16%	0.00%	1.14%	0.00	3.27	2.86	0.00	0.07	22.97%	0.00%	0.00%	0.59%	0.00	0.00	0.04	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	2.11	1.38	0.00	0.01	3.50
67	Land west of Monkey Island Lane, Maidenhead	HA23	6.69	491249	178371	Housing	<0.01%	72.70%	13.32%	0.00%	13.98%	0.00	4.86	0.89	0.00	0.93	No	0.19%	2.51%	8.05%	0.01	0.17	0.54	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	2.91	0.40	0.00	0.14	3.45
119	School on Ray Mill Road East	School on Ray Mill Road East	0.72	489843	182207	PDS	0.00%	44.97%	48.07%	4.85%	2.10%	0.00	0.32	0.35	0.03	0.02	No	0.00%	0.00%	0.34%	0.00	0.00	0.00	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	1.80	1.44	0.10	0.02	3.36
64	Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead	HA19	8.12	490294	183544	Housing	0.00%	24.96%	62.92%	0.00%	12.11%	0.00	2.03	5.11	0.00	0.98	51.27%	0.24%	0.76%	11.04%	0.02	0.06	0.90	0.00%	0.00%	100.00%	0.00%		Flood Zone 3b FF						0.00	1.00	1.89	0.00	0.12	3.01
	Crown Farm, Eton Wick Road, Eton Wick (Site A)	Crown Farm, Eton Wick Road, Eton Wick (Site A)	1.68	495551	178343	PDS	0.00%	0.00%	99.95%	0.00%	0.05%	0.00	0.00	1.68	0.00	0.00	No	0.00%	0.00%	0.01%	0.00	0.00	0.00	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	0.00	3.00	0.00	0.00	3.00
121	Weir Bank, Monkey Island Lane, Bray	Weir Bank, Monkey Island Lane, Bray	3.04	491296	179275	PDS	0.00%	5.84%	68.91%	1.23%	24.02%	0.00	0.18	2.09	0.04	0.73	No	0.00%	0.04%	0.87%	0.00	0.00	0.03	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	0.23	2.07	0.02	0.24	2.57
110	World of Water, 42 Wraysbury Road, Staines	World of Water, 42 Wraysbury Road, Staines	0.79	502005	172430	PDS	0.00%	0.00%	19.67%	24.63%	55.70%	0.00	0.00	0.16	0.19	0.44	No	3.60%	7.12%	17.76%	0.03	0.06	0.14	0.00%	0.00%	0.00%	100.00%		Flood Zone 3b FF						0.00	0.00	0.59	0.49	0.56	1.64

Table B2 – Housing Sites – Detailed Information and Sequential Ordering

	Site Name	Site Address	Area (ha)	Easting	Northing	Land Use	FZ1	FZ2	FZ3a	FZ3b developed	FZ3b functional floodplain	FZ1 (ha)	FZ2 (ha)	FZ3a (ha)	FZ3b developed (ha)	FZ3b functional floodplain (ha)	Areas Benefiting from Defence	1 in 30	1 in 100	1in1000	1 in 30	1 in 100	1in1000	< 25%	>= 25% <50%	>= 50% <75%	>= 75%		Main Flood Zone	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatible	Essential Infrastructure	5.00	4.00	3.00	2.00	1.00	Total
23	Englemere Lodge London Road Ascot	HA31	0.85	491239	168777	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.65	0.00	0.00	0.00	0.00	No	0.00%	0.00%	0.00%	0.00	0.00	0.00	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
29	White House, London Road, Sunningdale	HA37	0.82	495154	166537	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.62	0.00	0.00	0.00	0.00	No	0.00%	0.00%	1.52%	0.00	0.00	0.01	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
16	Middlehurst, 109-103 Boyn Valley Road, Maidenhead	HA15	0.28	487876	180527	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.28	0.00	0.00	0.00	0.00	No	0.00%	0.00%	5.57%	0.00	0.00	0.02	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
21	Windsor Police Station, Alma Road, Windsor	HA29	0.32	496137	176341	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.32	0.00	0.00	0.00	0.00	No	0.00%	0.00%	27.21%	0.00	0.00	0.09	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
25	Silwood Park, Sunningdale	HA33	7.12	494571	168612	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	7.12	0.00	0.00	0.00	0.00	No	0.00%	0.01%	2.40%	0.00	0.00	0.17	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
18	Tectonic Place, Holyport Road, Maidenhead	HA17	0.65	489861	178167	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.65	0.00	0.00	0.00	0.00	No	0.00%	0.01%	10.84%	0.00	0.00	0.07	0.00%	0.00%	0.00%	100.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
32	Land north of Lower Mount Farm, Long Lane, Cookham	HA40	8.78	488064	184326	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	8.78	0.00	0.00	0.00	0.00	No	0.97%	0.04%	2.38%	0.08	0.00	0.21	41.71%	0.00%	0.00%	58.29%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
26	Sunningdale Park, Sunningdale	HA34	4.83	494577	167894	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	4.83	0.00	0.00	0.00	0.00	No	0.00%	0.27%	0.29%	0.00	0.01	0.01	70.46%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
24	Heatherwood Hospital, Ascot	HA32	6.95	491388	168699	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	6.95	0.00	0.00	0.00	0.00	No	0.62%	0.30%	6.07%	0.04	0.02	0.42	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
22	Ascot Station Car Park, Ascot	HA30	1.14	492343	168275	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.14	0.00	0.00	0.00	0.00	No	0.00%	0.60%	0.07%	0.00	0.01	0.00	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
28	Broomhall Car Park, Sunningdale	HA36	1.36	495452	166955	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.36	0.00	0.00	0.00	0.00	No	0.00%	0.62%	4.79%	0.00	0.01	0.07	12.25%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
14	Ascot Centre	HA10	18.69	492534	168663	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	18.69	0.00	0.00	0.00	0.00	No	0.62%	0.94%	4.85%	0.12	0.18	0.91	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
34	OTC Research, Belmont Road, Maidenhead	HA49	2.09	488081	181762	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	2.09	0.00	0.00	0.00	0.00	No	1.11%	0.94%	3.65%	0.02	0.02	0.08	2.30%	0.00%	97.70%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
37	Land south of Manor Lane, Maidenhead	HA8	7.32	488269	179349	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	7.32	0.00	0.00	0.00	0.00	No	1.29%	1.02%	5.09%	0.09	0.07	0.37	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
36	Maidenhead Golf Course	HA6	53.18	488690	179780	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	53.18	0.00	0.00	0.00	0.00	No	1.78%	1.38%	6.16%	0.95	0.73	3.27	70.95%	0.00%	23.39%	5.66%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
19	Land north of Breadcroft Lane and south of the railway line, Maidenhead	HA22	3.88	485813	179308	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	3.88	0.00	0.00	0.00	0.00	No	6.57%	3.31%	7.38%	0.26	0.13	0.29	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
31	West Street	HA4	1.14	488758	181298	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.14	0.00	0.00	0.00	0.00	No	16.61%	3.82%	13.72%	0.19	0.04	0.16	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
35	Grove Business Park, White Waltham	HA50	7.89	485226	177670	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	7.89	0.00	0.00	0.00	0.00	No	7.77%	6.07%	24.43%	0.61	0.40	1.93	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
20	Minton Place, Victoria Street, Windsor	HA25	0.53	496558	176628	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.53	0.00	0.00	0.00	0.00	No	0.00%	5.16%	5.97%	0.00	0.03	0.03	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
13	Railway Station	HA1	3.11	488732	180756	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	3.11	0.00	0.00	0.00	0.00	No	9.64%	9.47%	13.62%	0.30	0.29	0.42	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
27	Gas holder site, Bridge Road, Sunninghill	HA35	2.41	493730	167539	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	2.41	0.00	0.00	0.00	0.00	No	5.96%	11.24%	24.96%	0.14	0.27	0.60	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
30	Cookham Gas holder, Whyteladyes Lane, Cookham	HA38	1.25	488138	184557	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.25	0.00	0.00	0.00	0.00	No	10.74%	11.39%	11.06%	0.13	0.14	0.14	0.00%	0.00%	100.00%	100.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
33	Land adjacent to Coppermill Road, Horton	HA45	1.06	502112	175185	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	1.06	0.00	0.00	0.00	0.00	No	5.46%	11.88%	27.74%	0.06	0.13	0.29	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
17	Osbornes Garage, 55 St Marks Road Maidenhead	HA16	0.49	487387	181202	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	0.49	0.00	0.00	0.00	0.00	No	2.06%	17.85%	15.42%	0.01	0.09	0.08	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
15	Boyn Valley Industrial Estate, Maidenhead	HA12	2.47	499225	177353	Housing	100.00%	0.00%	0.00%	0.00%	0.00%	2.47	0.00	0.00	0.00	0.00	No	28.74%	31.99%	23.91%	0.03	0.11	0.45	0.00%	0.00%	100.00%	0.00%		Flood Zone 2						5.00	0.00	0.00	0.00	0.00	5.00
38	Land east of Woodlands Park Avenue and north of Woodlands Business Park,Maidenhead	HA20	16.69	486497	178806	Housing	99.74%	0.26%	0.00%	0.00%	0.00%	16.65	0.04	0.00	0.00	0.00	No	8.04%	4.35%	14.76%	1.34	0.73	2.46	0.00%	94.13%	0.00%	5.67%		Flood Zone 2						4.99	0.01	0.00	0.00	0.00	5.00
39	Land south of Harvest Hill Road, Maidenhead	HA7	25.58	488740	179152	Housing	99.17%	0.83%	0.00%	0.00%	0.00%	25.37	0.21	0.00	0.00	0.00	No	7.43%	2.89%	20.70%	1.90	0.74	5.30	77.30%	8.18%	0.00%	14.52%		Flood Zone 2						4.96	0.03	0.00	0.00	0.00	4.99
52	Land at Slough Road/Riding Court Road, Datchet	HA42	3.92	499225	177353	Housing	0.09%	99.91%	0.00%	0.00%	0.00%	0.00	3.92	0.00	0.00	0.00	No	0.86%	2.70%	11.50%	0.03	0.11	0.45	0.00%	0.00%	0.00%	100.00%		Flood Zone 2						0.00	4.00	0.00	0.00	0.00	4.00
40	Land west of Windsor, north and south of the A308	HA11	25.87	493244	176833	Housing	95.17%	1.17%	3.65%	0.00%	0.00%	24.63	0.30	0.95	0.00	0.00	No	9.96%	6.41%	18.77%	2.58	1.66	4.86	77.03%	0.00%	0.00%	17.48%		Flood Zone 3a						4.76	0.05	0.11	0.00	0.00	4.92
51	Land north and east of Churchmeade Secondary School, Priory Road, Datchet	HA41	11.71	498761	177564	Housing	0.62%	67.73%	31.65%	0.00%	0.00%	0.07	7.93	3.71	0.00	0.00	No	0.00%	0.11%	3.08%	0.00	0.01	0.36	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.03	2.71	0.95	0.00	0.00	3.69
56	Land south of Ray Mill Road East, Maidenhead	HA14	2.29	489389	181975	Housing	0.00%	61.32%	38.68%	0.00%	0.00%	0.00	1.40	0.89	0.00	0.00	6.13%	0.13%	2.52%	14.26%	0.00	0.06	0.33	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.00	2.45	1.16	0.00	0.00	3.61
65	Exclusive House, Oldfield Road, Maidenhead	HA13	0.27	489745	181270	Housing	0.00%	30.02%	69.98%	0.00%	0.00%	0.00	0.08	0.19	0.00	0.00	36.60%	0.00%	0.00%	0.16%	0.00	0.00	0.00	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.00	1.20	2.10	0.00	0.00	3.30
63	Reform Road	HA2	6.99	489532	181110	Housing	0.00%	22.22%	77.78%	0.00%	0.00%	0.00	1.55	5.43	0.00	0.00	11.58%	1.95%	2.86%	16.41%	0.14	0.20	1.15	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.00	0.89	2.33	0.00	0.00	3.22
55	Land north of Eton Road adjt to St Augustine's Church, Datchet	HA43	1.63	498232	178012	Housing	0.00%	18.32%	81.68%	0.00%	0.00%	0.00	0.30	1.33	0.00	0.00	No	0.00%	1.79%	19.59%	0.00	0.03	0.32	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.00	0.73	2.45	0.00	0.00	3.18
58	Shirley Avenue (Vale Rd Industrial Estate), Windsor	HA26	1.58	494959	176756	Housing	0.00%	9.91%	90.09%	0.00%	0.00%																													

Table B3 – Employment Sites – Detailed Information and Sequential Ordering

	Site Name	Site Address	Area (ha)	Easting	Northing	Land Use	FZ1	FZ2	FZ3a	FZ3b develope d	FZ3b functional floodplain	FZ1 (ha)	FZ2 (ha)	FZ3a (ha)	FZ3b developed (ha)	FZ3b functional floodplain (ha)	Areas Benefiting from Defence	1 in 30	1 in 100	1in1000	1 in 30	1 in 100	1in1000	< 25%	>= 25% <50%	>= 50% <75%	>= 75%		Main Flood Zone	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatib le	Essential Infrastru cture	5.00	4.00	3.00	2.00	1.00	Total
1	Boyn Valley Industrial Area	Boyn Valley Industrial Area	1.23	488012	180544	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	1.23	0.00	0.00	0.00	0.00	No	0.00%	0.00%	3.94%	0.00	0.00	0.05	44.37%	0.00%	55.63%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
75	Ashurst Manor, Ashurst Park, Church Lane, Ascot	Ashurst Manor, Ashurst Park, Church Lane, Ascot	2.12	493988	168502	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	2.12	0.00	0.00	0.00	0.00	No	0.00%	0.05%	1.22%	0.00	0.00	0.03	58.08%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
76	Lower Mount Farm, Long Lane, Cookham	Lower Mount Farm, Long Lane, Cookham	6.00	488019	184153	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	6.00	0.00	0.00	0.00	0.00	No	0.00%	0.20%	1.23%	0.00	0.01	0.07	45.26%	0.00%	0.00%	54.74%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
78	Silwood Park, Sunningdale	Silwood Park, Sunningdale	4.67	494778	168609	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	4.67	0.00	0.00	0.00	0.00	No	0.00%	0.25%	2.27%	0.00	0.01	0.11	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
2	Queens Road Industrial Area, Sunninghill	Queens Road Industrial Area, Sunninghill	0.45	493674	167699	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	0.45	0.00	0.00	0.00	0.00	No	0.00%	0.34%	6.10%	0.00	0.00	0.03	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
73	Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead	Maidenhead Office Park, Westacott Way, Littlewick Green, Maidenhead	15.25	485097	178888	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	15.25	0.00	0.00	0.00	0.00	No	0.51%	0.69%	4.55%	0.08	0.11	0.69	0.00%	0.00%	19.29%	80.71%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
3	Furze Platt Industrial Estate, Maidenhead	Furze Platt Industrial Estate, Maidenhead	5.98	487838	182653	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	5.98	0.00	0.00	0.00	0.00	No	0.53%	1.31%	7.06%	0.03	0.08	0.42	0.00%	0.00%	2.04%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
4	Foundation Business Park, Maidenhead	Foundation Business Park, Maidenhead	5.13	485849	179570	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	5.13	0.00	0.00	0.00	0.00	No	0.35%	1.41%	7.13%	0.02	0.07	0.37	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
74	Horizon, Honey Lane, Hurley	Horizon, Honey Lane, Hurley	2.36	482483	182960	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	2.36	0.00	0.00	0.00	0.00	No	0.00%	1.66%	2.52%	0.00	0.04	0.06	62.86%	0.00%	0.00%	17.14%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
5	Vanwall Business Park, Maidenhead	Vanwall Business Park, Maidenhead	13.46	487183	179960	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	13.46	0.00	0.00	0.00	0.00	No	1.59%	1.80%	10.24%	0.21	0.24	1.38	0.00%	0.00%	66.17%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
6	Woodlands Business Park	Woodlands Business Park	0.65	486412	178568	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	0.65	0.00	0.00	0.00	0.00	No	2.25%	2.36%	37.54%	0.01	0.02	0.24	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
7	Norreys Drive (North), Maidenhead	Norreys Drive (North), Maidenhead	6.73	487694	179676	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	6.73	0.00	0.00	0.00	0.00	No	24.04%	2.67%	18.07%	1.62	0.18	1.22	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
8	Norreys Drive (East), Maidenhead	Norreys Drive (East), Maidenhead	1.50	487934	179487	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	1.50	0.00	0.00	0.00	0.00	No	4.23%	3.42%	11.44%	0.06	0.05	0.17	0.00%	0.00%	99.04%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
9	Prior's Way Industrial Estate, Maidenhead	Prior's Way Industrial Estate, Maidenhead	3.79	489661	178684	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	3.79	0.00	0.00	0.00	0.00	No	1.97%	3.88%	12.56%	0.07	0.15	0.48	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
10	Ascot Business Park	Ascot Business Park	3.92	492069	168199	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	3.92	0.00	0.00	0.00	0.00	No	7.25%	3.97%	6.76%	0.28	0.16	0.27	23.36%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
72	Grove Business Park, White Waltham	Grove Business Park, White Waltham	7.89	485226	177670	Employment GB	100.00%	0.00%	0.00%	0.00%	0.00%	7.89	0.00	0.00	0.00	0.00	No	7.77%	5.07%	24.43%	0.61	0.40	1.93	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
11	Cordwallis Industrial Estate, Maidenhead	Cordwallis Industrial Estate, Maidenhead	9.43	488434	181941	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	9.43	0.00	0.00	0.00	0.00	No	2.46%	5.65%	19.59%	0.23	0.53	1.85	0.00%	68.84%	31.16%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
12	Fairacres Industrial Estate, Windsor	Fairacres Industrial Estate, Windsor	2.44	493542	176291	Employment	100.00%	0.00%	0.00%	0.00%	0.00%	2.44	0.00	0.00	0.00	0.00	No	2.11%	8.41%	21.97%	0.05	0.21	0.54	0.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
77	Ditton Park, Riding Court Lane, Slough	Ditton Park, Riding Court Lane, Slough	5.08	499601	177645	Employment GB	94.76%	5.24%	0.00%	0.00%	0.00%	4.81	0.27	0.00	0.00	0.00	No	0.29%	1.85%	7.29%	0.01	0.09	0.37	0.00%	0.00%	0.00%	100.00%		Flood Zone 2						4.74	0.21	0.00	0.00	0.00	4.95
42	Norreys Drive (South), Maidenhead	Norreys Drive (South), Maidenhead	1.59	487714	179438	Employment	89.53%	10.47%	0.00%	0.00%	0.00%	1.43	0.17	0.00	0.00	0.00	No	11.29%	14.75%	20.15%	0.18	0.24	0.32	0.00%	0.00%	100.00%	0.00%		Flood Zone 2						4.48	0.42	0.00	0.00	0.00	4.90
50	Alma Road, Windsor	Alma Road, Windsor	1.84	496058	176407	Employment	14.15%	85.85%	0.00%	0.00%	0.00%	0.26	1.58	0.00	0.00	0.00	No	2.92%	15.76%	21.33%	0.05	0.29	0.39	0.00%	0.00%	100.00%	0.00%		Flood Zone 2						0.71	3.43	0.00	0.00	0.00	4.14
53	Howarth Road Industrial Area, Maidenhead	Howarth Road Industrial Area, Maidenhead	2.29	489280	180780	Employment	0.00%	96.51%	3.49%	0.00%	0.00%	0.00	2.21	0.08	0.00	0.00	1.14%	1.52%	1.43%	8.65%	0.03	0.03	0.20	0.00%	0.00%	100.00%	0.00%		Flood Zone 3a						0.00	3.86	0.10	0.00	0.00	3.97
49	Land south of the A308(M), west of Ascot Road and north of the M4 (known as the Triangle Site)	Land south of the A308(M), west of Ascot Road and north of the M4 (known as the Triangle Site)	28.14	489155	178841	Employment	27.07%	32.37%	40.56%	0.00%	0.00%	7.62	9.11	11.41	0.00	0.00	No	8.12%	2.42%	6.22%	2.28	0.68	1.75	0.00%	0.00%	73.48%	0.00%		Flood Zone 3a						1.35	1.29	1.22	0.00	0.00	3.87
66	Windsor Oaks, Windsor	Windsor Oaks, Windsor	1.00	496445	176920	Employment	0.00%	12.48%	67.52%	0.00%	0.00%	0.00	0.13	0.88	0.00	0.00	No	0.48%	2.10%	32.59%	0.00	0.02	0.33	0.00%	0.00%	0.00%	0.00%		Flood Zone 3a						0.00	0.50	2.63	0.00	0.00	3.12
61	Varsittart Road Industrial Estate, Windsor	Varsittart Road Industrial Estate, Windsor	2.11	496154	176995	Employment	0.00%	0.09%	99.91%	0.00%	0.00%	0.00	0.00	2.11	0.00	0.00	No	0.89%	3.64%	20.47%	0.02	0.08	0.43	0.00%	0.00%	38.79%	0.00%		Flood Zone 3a						0.00	0.00	3.00	0.00	0.00	3.00
62	Manor House Lane Industrial Estate, Datchet	Manor House Lane Industrial Estate, Datchet	0.56	498847	176885	Employment	0.00%	0.00%	50.46%	49.54%	0.00%	0.00	0.00	0.28	0.28	0.00	No	0.00%	5.45%	18.62%	0.00	0.03	0.11	0.00%	0.00%	0.00%	0.00%		Flood Zone 3b Day						0.00	0.00	1.51	0.99	0.00	2.50
60	Centrica, Maidenhead Road, Windsor	Centrica, Maidenhead Road, Windsor	2.92	494602	177181	Employment	0.00%	99.56%	0.34%	0.00%	0.10%	0.00	2.91	0.01	0.00	0.00	No	1.07%	1.48%	7.80%	0.03	0.04	0.23	0.00%	0.00%	100.00%	0.00%		Flood Zone 3b FF						0.00	3.98	0.01	0.00	0.00	3.99

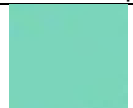
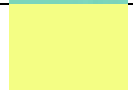



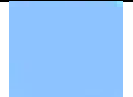
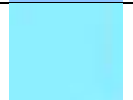
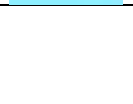


Table B4 – Mixed Use and Leisure Sites – Detailed Information and Sequential Ordering

	Site Name	Site Address	Area (ha)	Easting	Northing	Land Use	FZ1	FZ2	FZ3a	FZ3b developed	FZ3b functional floodplain	FZ1 (ha)	FZ2 (ha)	FZ3a (ha)	FZ3b developed (ha)	FZ3b functional floodplain (ha)	Areas Benefiting from Defence	1 in 30	1 in 100	1in1000	1 in 30	1 in 100	1in1000	< 25%	>= 25% <50%	>= 50% <75%	>= 75%		Main Flood Zone	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water compatible	Essential infrastructure	5.00	4.00	3.00	2.00	1.00	Total
85	Site_6	Site_6	18.69	492534	168663	Mixed_Use	100.00%	0.00%	0.00%	0.00%	0.00%	18.69	0.00	0.00	0.00	0.00	No	0.62%	0.84%	4.85%	0.12	0.18	0.91	100.00%	0.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
94	Site_15	Site_15	2.09	488081	181762	Mixed_Use	100.00%	0.00%	0.00%	0.00%	0.00%	2.09	0.00	0.00	0.00	0.00	No	1.11%	0.94%	3.85%	0.02	0.02	0.08	2.30%	0.00%	97.70%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
82	Site_3	Site_3	1.14	488758	181298	Mixed_Use	100.00%	0.00%	0.00%	0.00%	0.00%	1.14	0.00	0.00	0.00	0.00	No	16.61%	3.82%	13.72%	0.19	0.04	0.16	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
91	Site_12	Site_12	7.89	485226	177670	Mixed_Use	100.00%	0.00%	0.00%	0.00%	0.00%	7.89	0.00	0.00	0.00	0.00	No	7.77%	5.07%	24.43%	0.61	0.40	1.93	0.00%	100.00%	0.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
83	Site_4	Site_4	3.11	488732	180756	Mixed_Use	100.00%	0.00%	0.00%	0.00%	0.00%	3.11	0.00	0.00	0.00	0.00	No	9.64%	9.47%	13.62%	0.30	0.29	0.42	0.00%	0.00%	100.00%	0.00%		Flood Zone 1						5.00	0.00	0.00	0.00	0.00	5.00
79	Braywick Park	Braywick Park	25.72	489263	180040	Leisure	78.28%	21.68%	0.04%	0.00%	0.00%	20.13	5.58	0.01	0.00	0.00	No	3.03%	4.34%	21.37%	0.78	1.12	5.50	0.00%	0.00%	2.13%	97.87%		Flood Zone 3a						3.91	0.87	0.00	0.00	0.00	4.78
90	Site_11	Site_11	11.71	498761	177564	Mixed_Use	0.62%	67.73%	31.65%	0.00%	0.00%	0.07	7.93	3.71	0.00	0.00	No	0.00%	0.11%	3.08%	0.00	0.01	0.36	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.03	2.71	0.95	0.00	0.00	3.69
81	Site_2	Site_2	6.99	489532	181110	Mixed_Use	0.00%	22.22%	77.78%	0.00%	0.00%	0.00	1.55	5.43	0.00	0.00	7.01%	1.95%	2.86%	16.41%	0.14	0.20	1.15	0.00%	0.00%	0.00%	100.00%		Flood Zone 3a						0.00	0.89	2.33	0.00	0.00	3.22
95	Site_16	Site_16	1.58	494959	176756	Mixed_Use	0.00%	9.91%	90.09%	0.00%	0.00%	0.00	0.16	1.43	0.00	0.00	No	4.28%	18.24%	28.08%	0.07	0.29	0.44	75.71%	0.00%	24.29%	0.00%		Flood Zone 3a						0.00	0.40	2.70	0.00	0.00	3.10
84	Site_5	Site_5	2.56	489020	181494	Mixed_Use	75.68%	22.69%	1.05%	0.15%	0.43%	1.94	0.58	0.03	0.00	0.01	No	1.83%	2.23%	7.16%	0.05	0.06	0.18	0.00%	0.00%	43.72%	56.28%		Flood Zone 3b FF						3.78	0.91	0.03	0.00	0.00	4.73
80	Site_1	Site_1	4.50	489033	180971	Mixed_Use	76.29%	15.26%	4.08%	0.00%	4.37%	3.43	0.89	0.18	0.00	0.20	10.87%	4.17%	1.60%	4.20%	0.19	0.07	0.19	0.00%	0.00%	28.18%	71.82%		Flood Zone 3b FF						3.81	0.61	0.12	0.00	0.04	4.59

Appendix C

Site Assessment Sheets

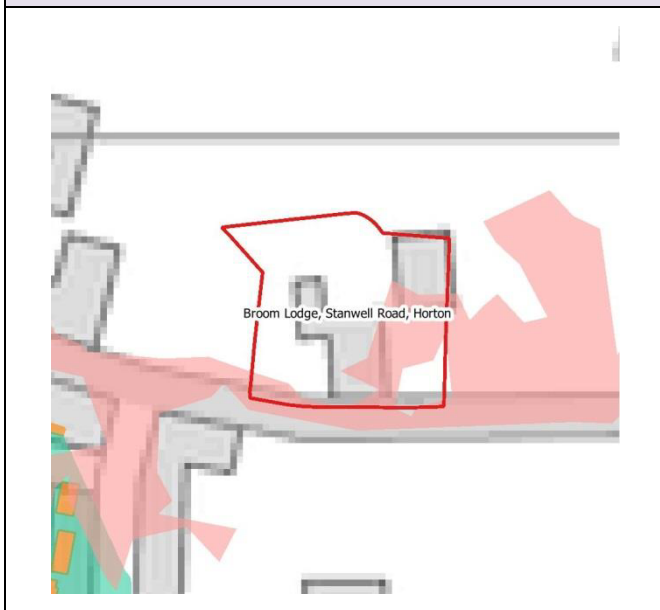
Key for Mapping used in Appendix C, site assessment sheets

Flood Map for Planning (Rivers and Sea)		
	Green	Flood Zone 3b - Functional Floodplain
	Yellow	Flood Zone 3a
	Pink	Flood Zone 2
	White	Flood Zone 1
Flood Map for Surface Water		
	Darker Blue/purple	High Risk
	Blue	Medium risk
	Lighter blue	Low Risk
	White	Very Low
Fluvial Climate Change Map		
	Blue	Already Flood Zone 3
	Orange	<p>Area that could become Flood Zone 3, with the impacts of climate change.</p> <p>In the absence of climate change mapping at time of publication, it is an assumption that Flood Zone 2 will become Flood Zone 3.</p>

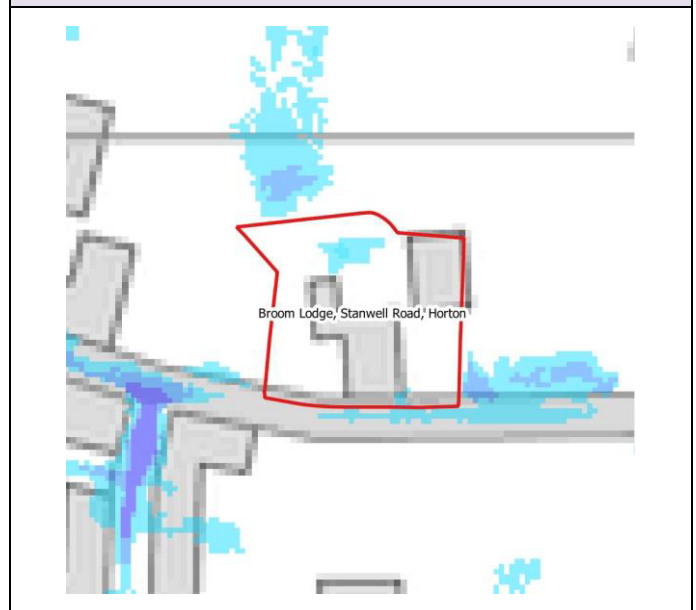
Broom Lodge, Stanwell Road, Horton

Site Area (ha)		0.53							
Existing Site Use		Housing							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Colne							
Flood Zone 1	77.39%	Flood Zone 2	22.61%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



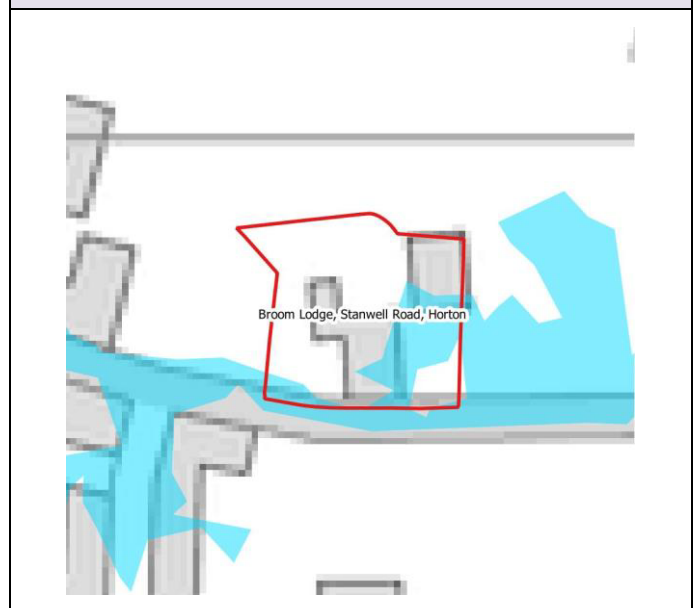
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
Over three-quarters of the site is located in Flood Zone 1, with the remaining area in Flood Zone 2. Small localised areas of low risk surface water flooding are shown in the northern part of the site and adjacent to the southern boundary. The area to the south is part of an offsite overland flow route which flows along Stanwell Road. The Site is located in an area at risk of reservoir flooding and there is no indication that it is at risk of groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 2?
As the site is partly located within Flood Zone 2, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk. Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.
How should the proposed development take account of existing surface water flood risk and overland flows?
The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.
Sustainable Drainage Systems (SuDS)
Proposed SuDS at the site should be located in Flood Zone 1 and 2 areas. The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.
Flood Resilience and Resistance Measures
Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² .
Access / Egress Constraints
Access from the site is assumed to be to Stanwell Road, which is partly located in Flood Zone 2 within the vicinity of the site. Appropriate measures must be put in place to ensure safe access and egress for the lifetime of the development, taking account of the impacts of climate change. This will need to be agreed with the Royal Borough and the Environment Agency and justified within a NPPF compliant Flood Risk Assessment.
Is the site required to pass the Exception Test?
No - housing development is acceptable in Flood Zones 1 and 2 and therefore the Exception Test is not required.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

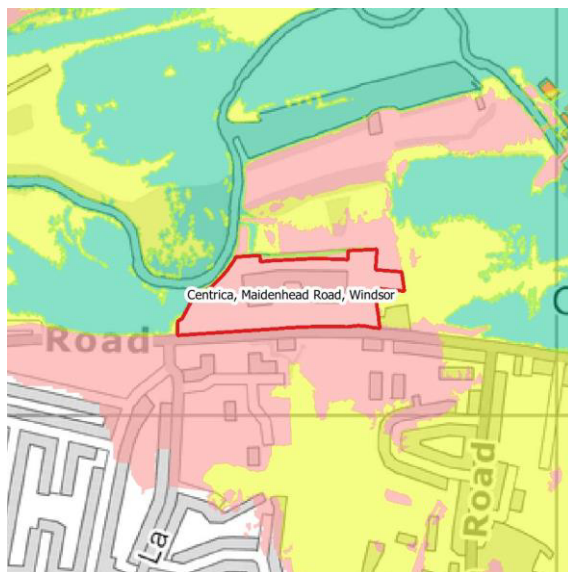
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Centrica, Maidenhead Road

Datchet

Site Area (ha)		2.92							
Existing Site Use		Brownfield							
Proposed Site Use		Employment							
River Catchment		River Thames							
Flood Zone 1	0.0%	Flood Zone 2	99.56%	Flood Zone 3a	0.34%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.1%

Flood Map for Planning (Rivers and Sea)



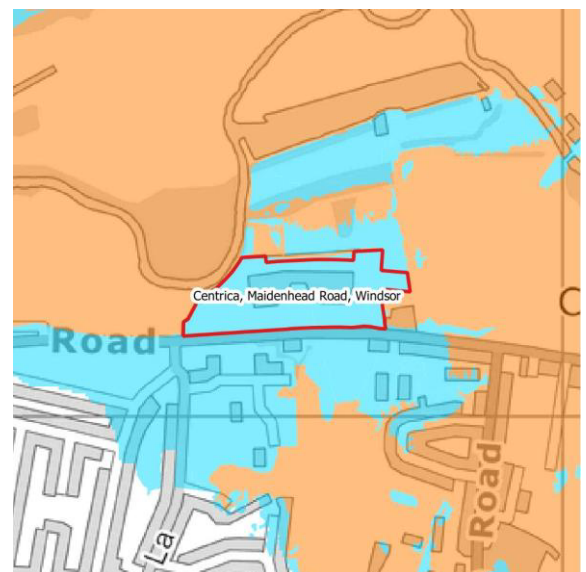
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is situated predominantly within Flood Zone 2, with very small percentages in Flood Zone 3a and Flood Zone 3b Functional Floodplain. Areas to the north and south of the existing development are shown to be at low to high risk of surface water flooding. The majority of the site is shown to be at very low risk of surface water flooding. The Site is not within an area at risk of flooding from reservoirs and there is no indication that it is at risk of canal breach, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.

Employment development is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF, which is acceptable within Flood Zone 2 and Flood Zone 3a. Employment development is not appropriate for areas in Flood Zone 3b Functional Floodplain and these areas of the site should not be developed.

The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are located in the areas of the lowest flood risk, i.e. Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium and high risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Floodplain Storage Capacity

The site is not located within enough of Flood Zone 3a or Flood Zone 3b Functional Floodplain to impact on floodplain storage capacity.

Access / Egress Constraints

It is assumed that access and egress from the site will be via Maidenhead Road. Maidenhead Road is located within Flood Zone 2 adjacent to the site.

Appropriate measures must be put in place to ensure safe access and egress for the lifetime of the development, taking account of the impacts of climate change. This will need to be agreed with the Royal Borough and the Environment Agency and justified within a NPPF compliant Flood Risk Assessment. Further investigation may be required by the developer to show Maidenhead Road will continue to provide safe access when accounting for climate change.

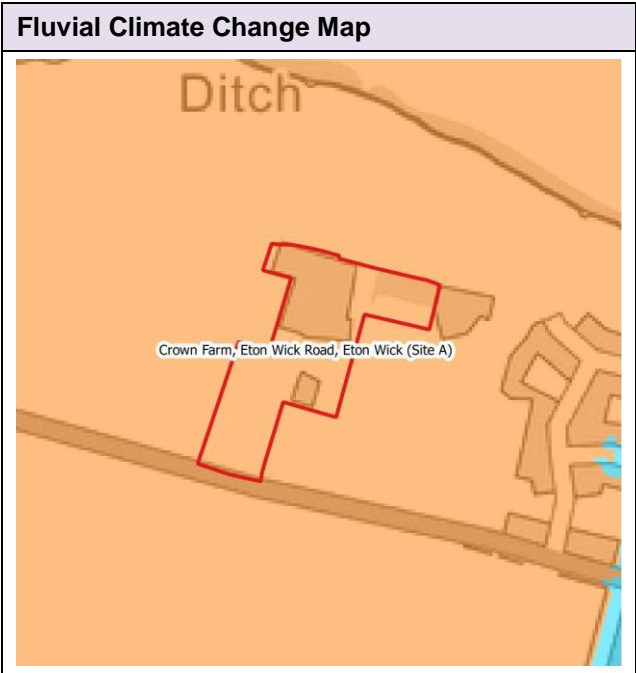
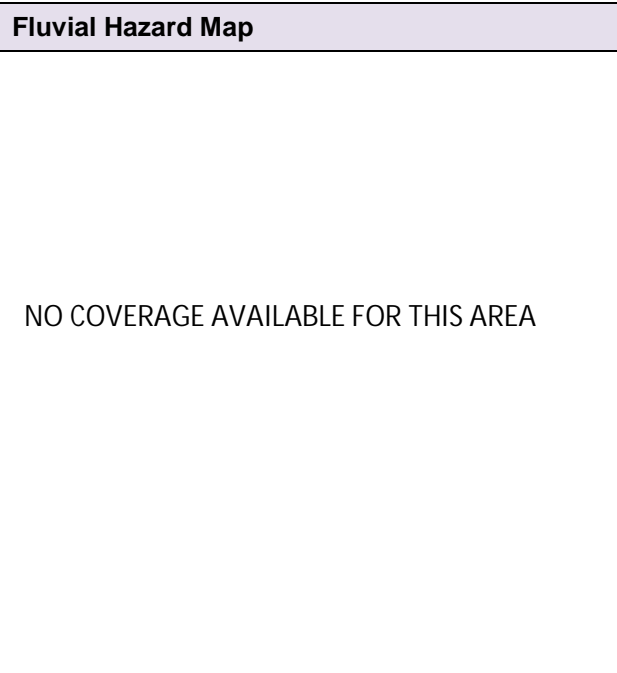
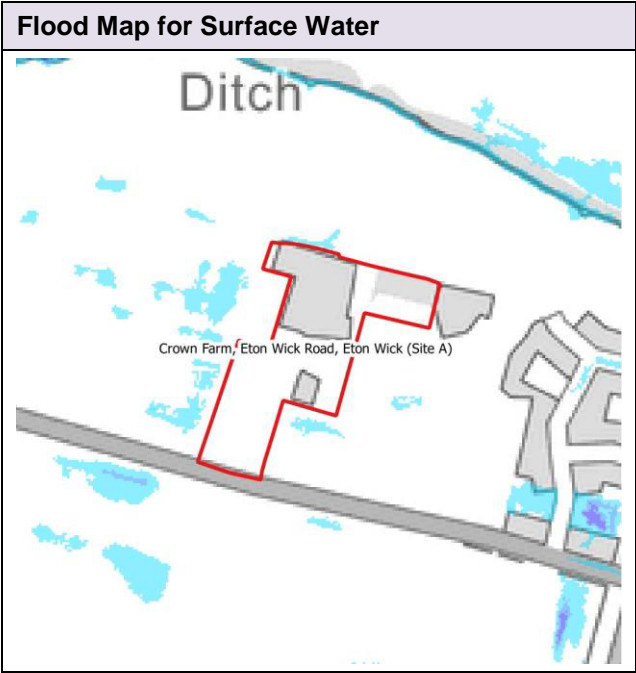
A robust evacuation or emergency plan and accompanying operation & management plan may need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough may need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

No – development for employment use is compatible within both Flood Zone 2 and 3a; therefore the Exception Test is not required.

Crown Farm, Eton Wick Road, Eton Wick (Site A)									
Site Area (ha)		1.68							
Existing Site Use		Agricultural							
Proposed Site Use		Potentially Developable Site (Housing)							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	99.95%	Flood Zone 3b Developed	0.06%	Flood Zone 3b Functional Floodplain	0.05%



Flood Risk Issues and Considerations
Over 99.9% of the site is located in Flood Zone 3a. A small area (<1%) in the north-eastern corner of the site is located in Flood Zone 3b Functional Floodplain. A very small area adjacent to the northern boundary of the site is shown to be at low risk of surface water flooding. The remainder of the site is shown to be at very low risk of surface water flooding. The Site is not located in an area at risk of reservoir flooding and there is no indication that it is at risk of groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 3a and 3b?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Development of housing uses in Flood Zone 3b Functional Floodplain is not permitted in accordance with Table 3 of the NPPF.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
The area shown to be at low risk of surface water flooding is not anticipated to constrain development at the site.
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed within Flood Zone 3a it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures be justified within a NPPF compliant Flood Risk Assessment.</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

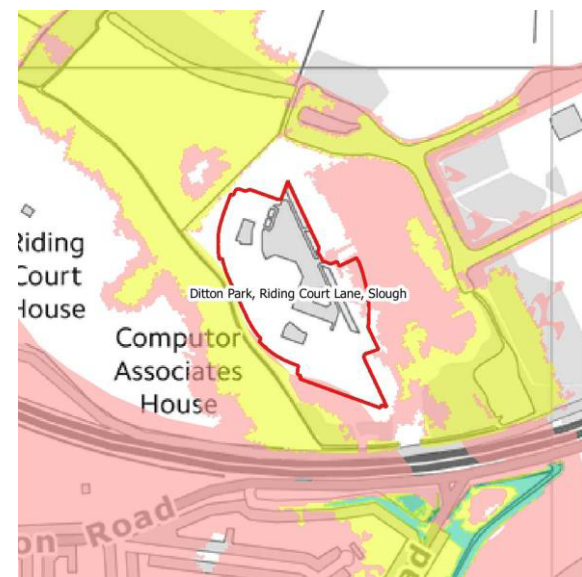
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Access / Egress Constraints
<p>The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
Yes – housing development in Flood Zone 3a requires the Exception Test to be satisfied.

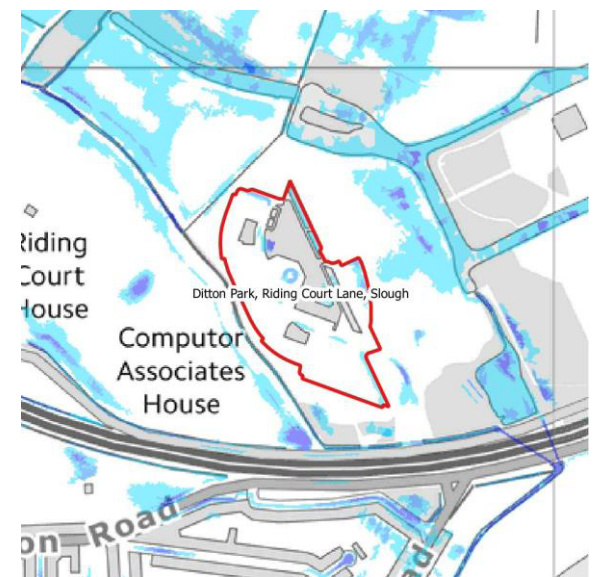
Ditton Park, Riding Court Lane, Slough

Site Area (ha)		5.08							
Existing Site Use		Commercial / Industrial							
Proposed Site Use		Employment							
River Catchment		River Thames							
Flood Zone 1	94.76%	Flood Zone 2	5.24%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

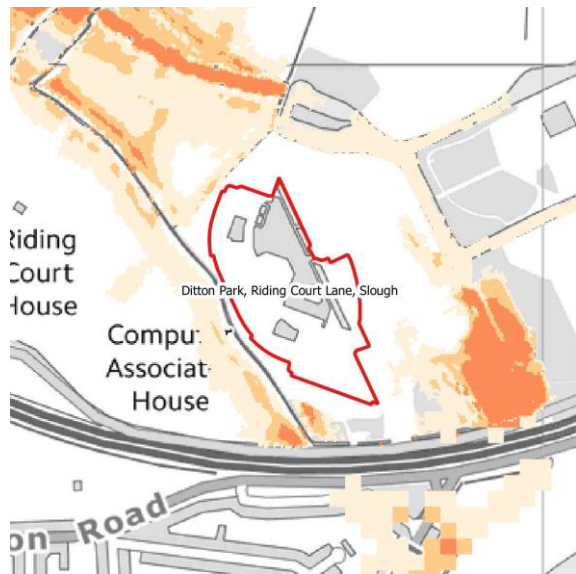
Flood Map for Planning (Rivers and Sea)



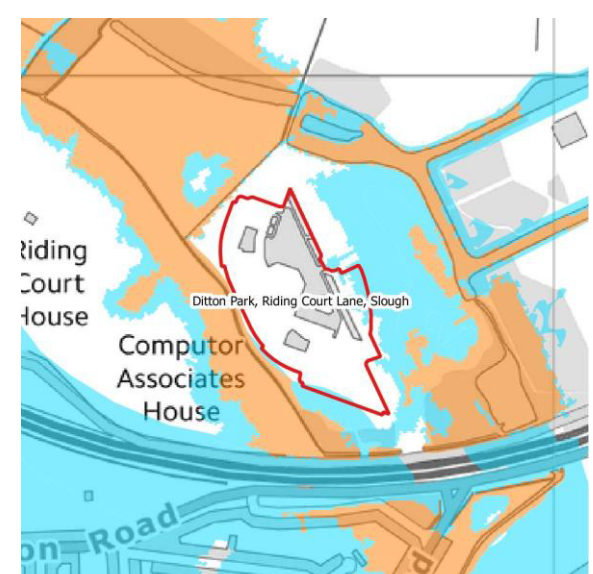
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

The majority of the site is located in Flood Zone 1 (95%). The remainder of the site is located in Flood Zone 2. Small areas of localised low to high surface water flood risk are located within the site boundary. The majority of the site is shown to be at very low risk of surface water flooding. The Site is also located in an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.

How should the proposed development take account of areas in Flood Zone 2?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium and high risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

The use of SuDS is considered suitable in Flood Zone 2 areas.

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas with a medium or high risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site. The site itself is likely to remain flood free, but will become an island during a flood event.

A specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Assessment.

The Royal Borough may need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

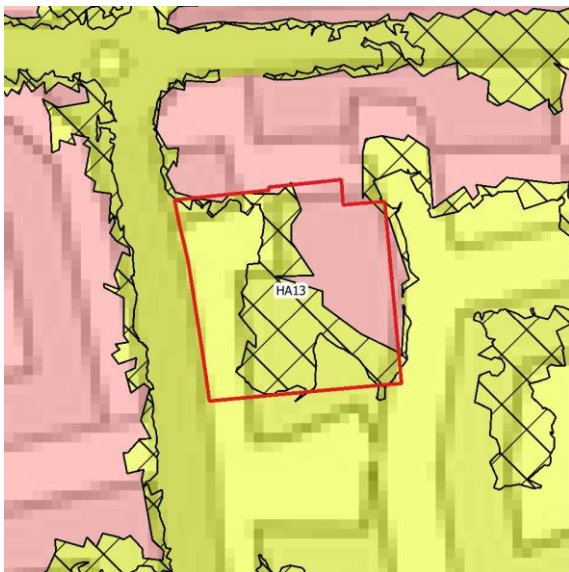
No – housing development is acceptable in Flood Zone 2 and therefore the Exception Test is not required.

Exclusive Housing

Maidenhead

Site Area (ha)		0.27							
Existing Site Use		Commercial							
Proposed Site Use		Housing							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	30.02%	Flood Zone 3a	69.98%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
Over two-thirds of the site is situated within Flood Zone 3a, with the remainder in Flood Zone 2. Approximately a third of the site is within an 'Area Benefitting from Defences'. The site is not indicated to be at risk from surface water flooding. The Site is not located in an area at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
The site is not at risk of surface water flooding and there are no overland flow routes on site. Therefore, the proposed development does not need to be designed to account for surface water flood risk.
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>As the site is located in Flood Zone 3a, resilience and resistance measures should be incorporated into the proposed development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p> <p>As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% or greater annual probability event for the lifetime of the development.</p>
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

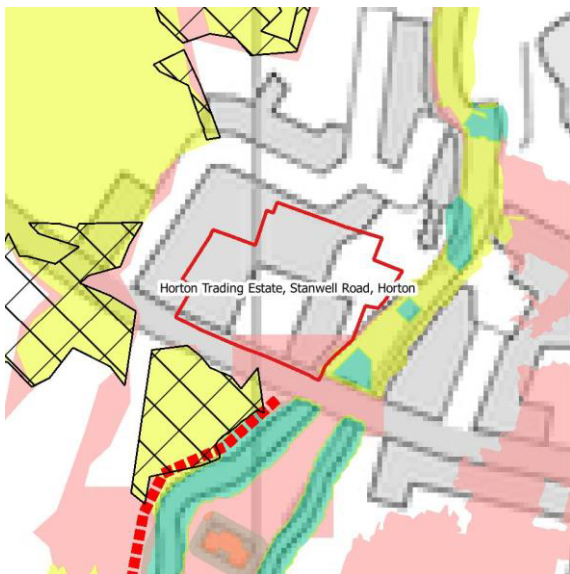
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Access / Egress Constraints
<p>The site is surrounded by areas with a 1% of greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
<p>Yes – if housing is proposed in areas of Flood Zone 3a, the Exception Test will be required. If housing is only proposed in areas of Flood Zone 2, the Exception Test will not be necessary.</p>

Horton Trading Estate, Stanwell Road, Horton

Site Area (ha)		0.57							
Existing Site Use		Commercial / Industrial							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Colne							
Flood Zone 1	87.43%	Flood Zone 2	12.17%	Flood Zone 3a	0.4%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



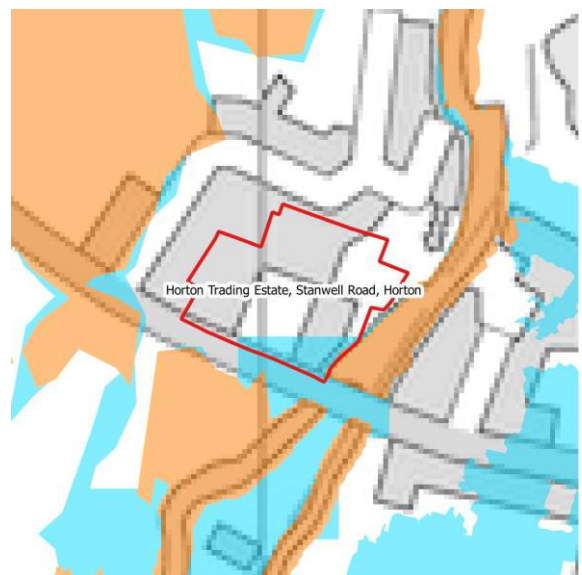
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The majority of the site is located in Flood Zone 1. The south-eastern corner of the site is located in Flood Zone 2, with a small section of the eastern boundary in Flood Zone 3a. The whole site is shown to be at very low risk of surface water flooding. The Site is located in an area at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Alternatively, measures should be incorporated within the design of the development to ensure the development does not impact on the floodplain. The developer must be able to demonstrate that there are no adverse impacts on proposed or neighbouring development as a consequence of developing in the floodplain.</p>
Access / Egress Constraints
<p>Access from the site will be to Stainwell Road. Parts of Stainwell Road are located within Flood Zone 2 within the vicinity of the site.</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

If there is not safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes - if development is proposed in Flood Zone 3a the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

Howarth Road Industrial Area

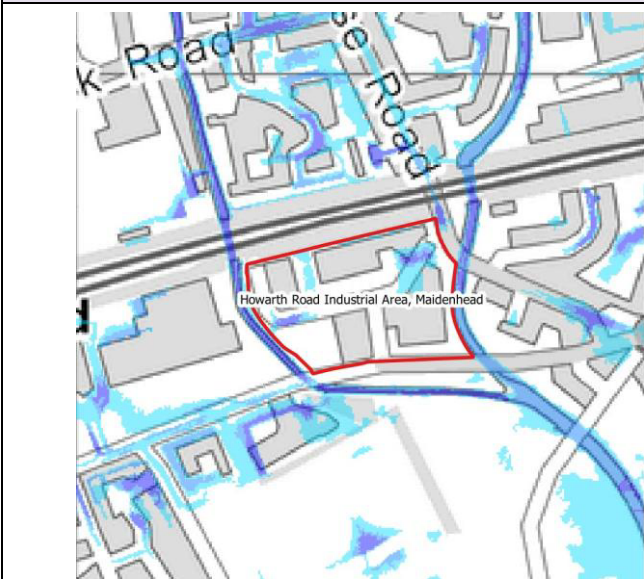
Maidenhead

Site Area (ha)		2.29							
Existing Site Use		Commercial							
Proposed Site Use		Employment							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	96.51%	Flood Zone 3a	3.49%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



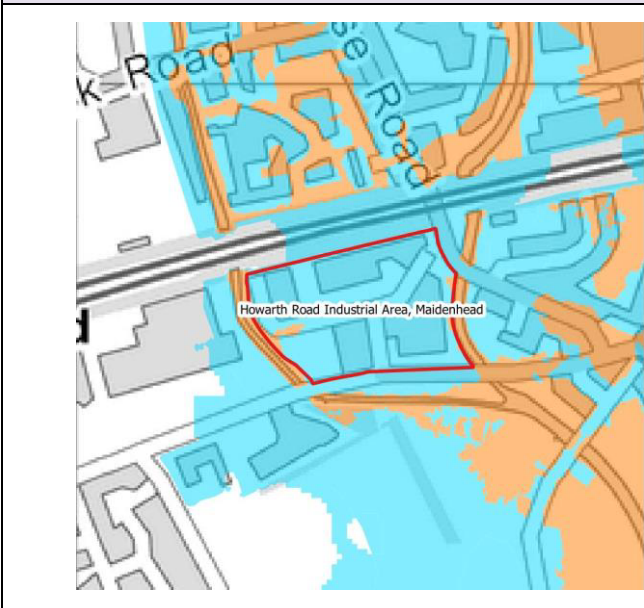
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The majority of the site is located within Flood Zone 2, with a small area in Flood Zone 3a. Part of the area within Flood Zone 3a is shown to be within an 'Area Benefitting from Flood Defences'. Several areas in the northern half of the site are shown to be at low to high risk of surface water flooding. The Site is not located in an area at risk of reservoir flooding and there is no indication that it is at risk from canal breach, sewer and groundwater flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared for the site, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>The proposed land use (Employment) is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 2 and 3a.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the Proposed Development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed in areas of Flood Zone 3a or areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p> <p>The developer must also demonstrate how the existing area benefiting from defences will remain safe during a 1% annual probability event, plus climate change for the lifetime of the development.</p>
Floodplain Storage Capacity
<p>Only a small percentage of the site lies within Flood Zone 3, Never the less evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Access / Egress Constraints

The site is surrounded by areas with a 1% of greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

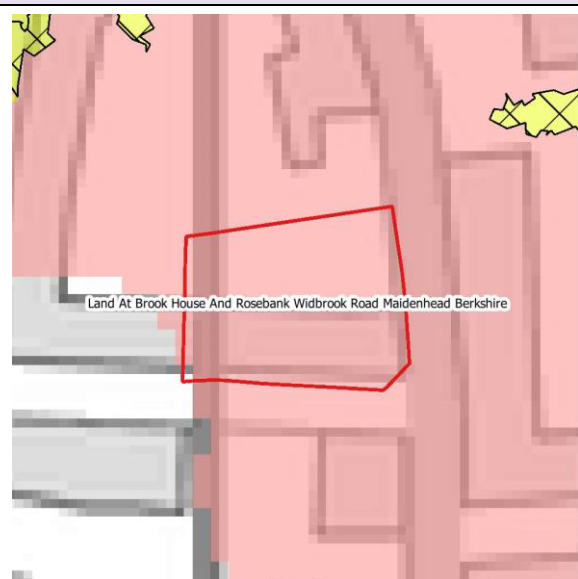
No – development for employment use is compatible within both Flood Zone 2 and 3a; therefore the Exception Test is not required.

Land at Brook House and Rosebank, Widbrook Road

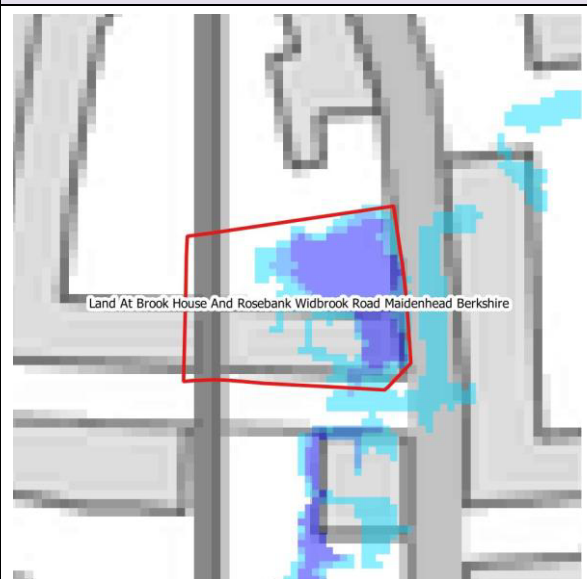
Maidenhead

Site Area (ha)		0.28							
Existing Site Use		Housing							
Proposed Site Use		Potential Development Site (Housing)							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0.45%	Flood Zone 2	99.55%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



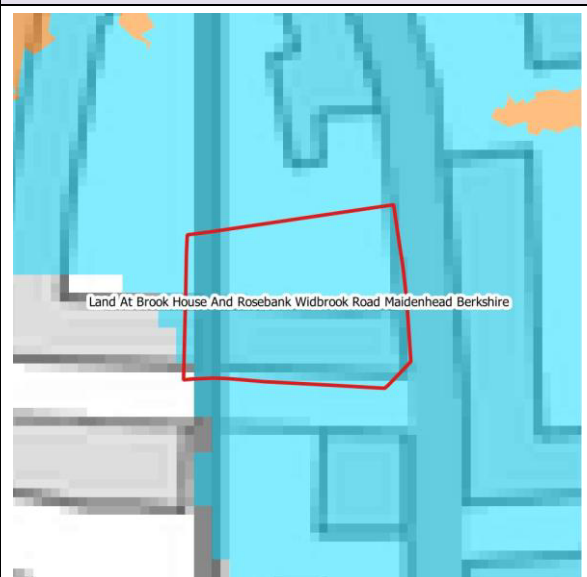
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is located almost entirely in Flood Zone 2 apart from a small (<1%) area of Flood Zone 1 in the site's south western corner. Approximately 30 to 40% of the site exists within an area of low, medium and high risk of surface water flooding. The low risk area is indicated to flow offsite. The Site is not in an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2.

The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are located in the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium and high risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS are suitable for use in Flood Zone 1 and 2.

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

If resistance and resilience measures are considered necessary further information refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Access / Egress Constraints

It is assumed access from the site will be onto the A4094 Lower Cookham Road and / or Widbrook Road.

The site, Lower Cookham Road and Widbrook Road adjacent to the site are located in Flood Zone 2. Both roads also pass through Flood Zone 3 areas to the north and south of the site. Safe access and egress is therefore not anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

No – housing development is acceptable in Flood Zone 2 and therefore the Exception Test is not required.

Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick)

Site Area (ha)		0.71							
Existing Site Use		Agricultural							
Proposed Site Use		Potentially Developable Sites (Housing)							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	99.94%	Flood Zone 3b Developed	0.06%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE FOR THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

Over 99.9% of the site is located in Flood Zone 3a. A small area (<1%) along the northern boundary of the site is located in Flood Zone 3b Functional Floodplain. The whole site is shown to be at very low risk of surface water flooding. The Site is not located in an area at risk of reservoir flooding and there is no indication of groundwater, sewer and canal breach flooding.

How should the proposed development take account of areas in Flood Zone 2?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Development of housing uses in Flood Zone 3b Developed is not permitted in accordance with Table 3 of the NPPF.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed within Flood Zone 3a it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the entire site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes – housing development in Flood Zone 3a requires the Exception Test to be satisfied.

Land at Poplars (13 and The Poplars), Woodhurst Road

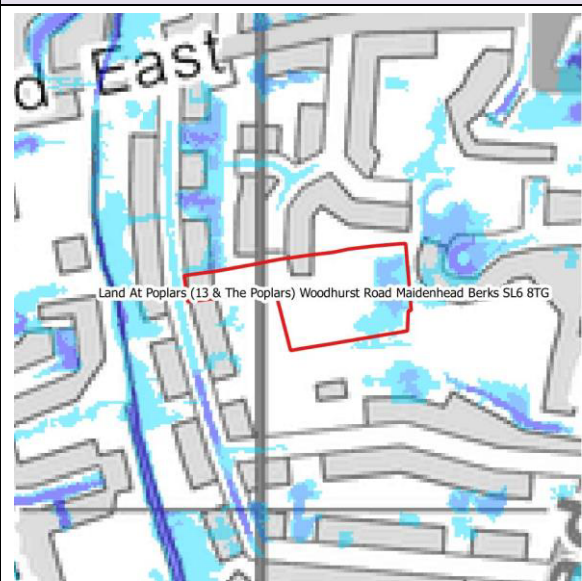
Maidenhead

Site Area (ha)		0.68							
Existing Site Use		Housing							
Proposed Site Use		Potential Development Site (Housing)							
River Catchment		Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	49.47%	Flood Zone 3a	49.40%	Flood Zone 3b Developed	0.47%	Flood Zone 3b Functional Floodplain	0.67%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is located in Flood Zones 2, 3a, 3b Developed and 3b Functional Floodplain. Flood Zone 3b impinges on the site's north western boundary. An area of low and medium surface water flood risk covers the eastern end of the site. The area of low risk is connected to two adjacent areas of low risk offsite. An area of low risk of surface water flooding also impinges on the north western site boundary. The Site is not located in an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Housing is not anticipated to be suitable in Flood Zone 3b Developed or Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed within Flood Zone 3a or areas at medium risk of surface water flooding it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the

impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Access from the site is assumed to be from Woodhurst Road. Woodhurst Road is located in Flood Zone 3b Functional Floodplain adjacent to the site, therefore safe access and egress is not available for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes - if development is proposed in Flood Zone 3a the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

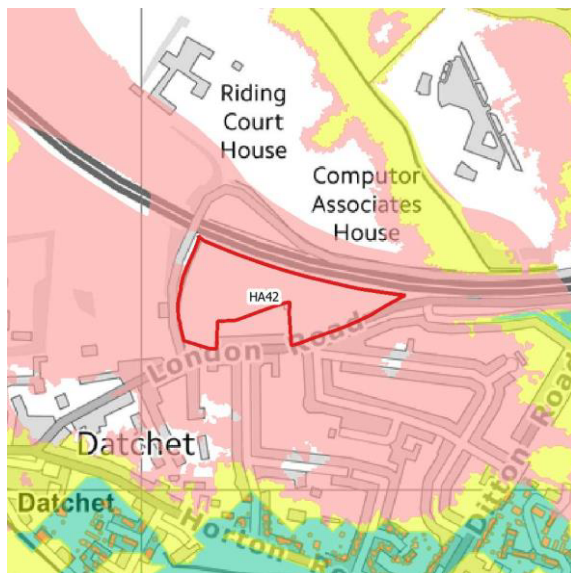
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land at Slough Road

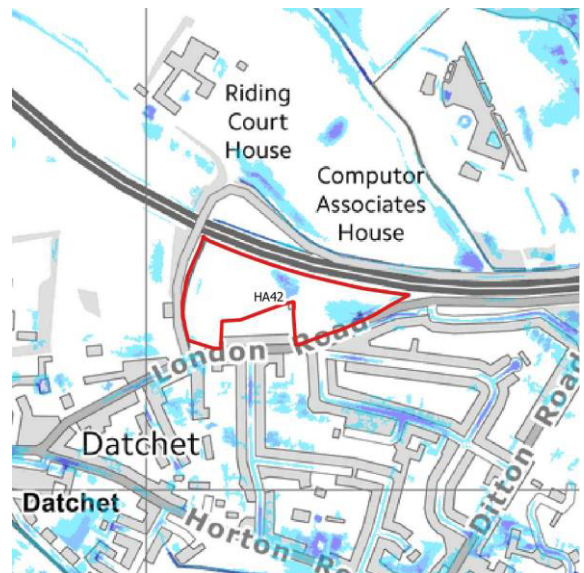
Datchet

Site Area (ha)		3.92							
Existing Site Use		Agricultural							
Proposed Site Use		Housing							
River Catchment		Datchet Common Brook							
Flood Zone 1	0.09%	Flood Zone 2	99.91%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

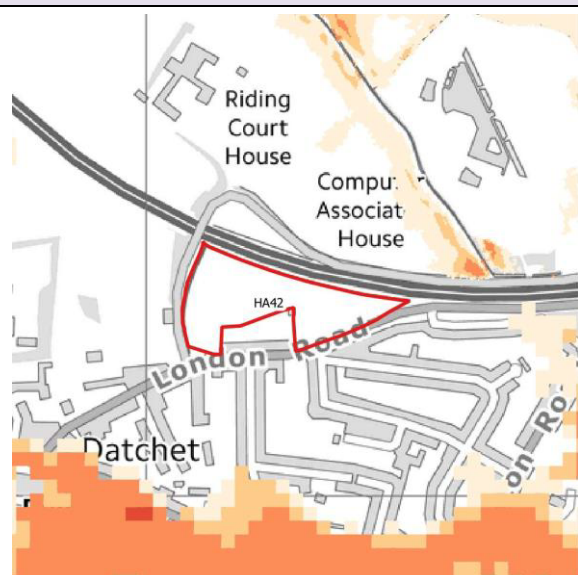
Flood Map for Planning (Rivers and Sea)



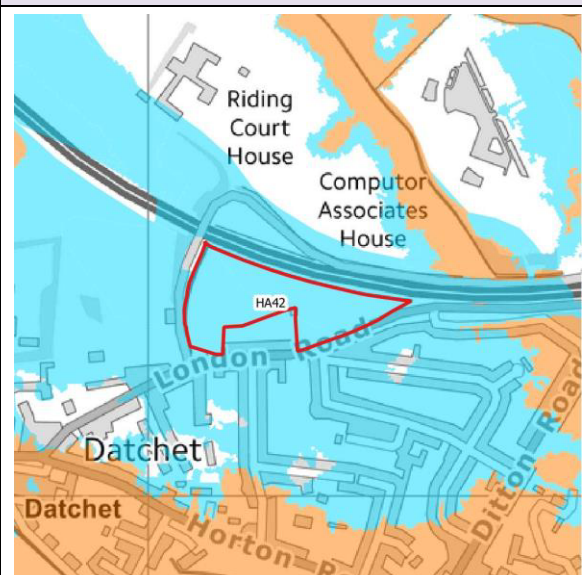
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The site is located in Flood Zone 2 with a small (<1%) part of the site being located in Flood Zone 1. Localised areas of low, medium and high risk of surface water flooding exist in the centre of the site, as well as adjacent to the eastern boundary and offsite around the site boundary. The Site is within an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.</p>
How should the proposed development take account of areas in Flood Zone 2?
<p>A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at high or medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>There are no constraints on the use of SuDS within Flood Zones 1 and 2, where SuDS are considered to be able to function during a 1% annual probability event.</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Development in areas at risk of surface water flooding should incorporate flood resilience and resistance measures into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Access / Egress Constraints
<p>It is assumed the proposed development will be accessed via Riding Court Road and / or London Road.</p> <p>Riding Court Road and London Road are both located in Flood Zone 2, therefore safe access is not available for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

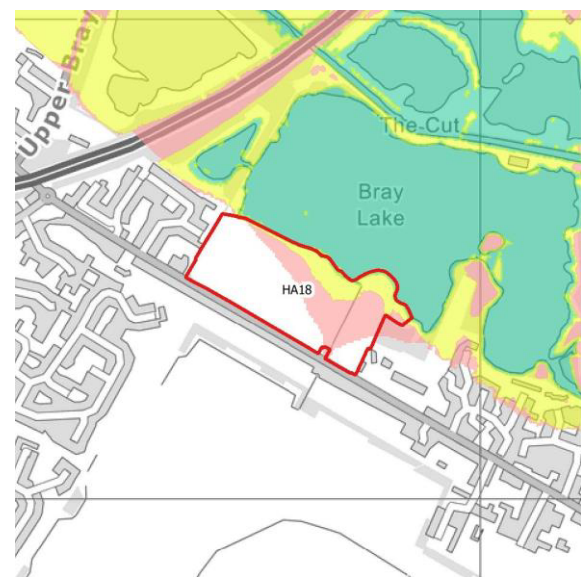
No – housing development is permitted within Flood Zone 2 and does not require the Exception Test to be satisfied.

Land between Windsor Road and Bray Lake

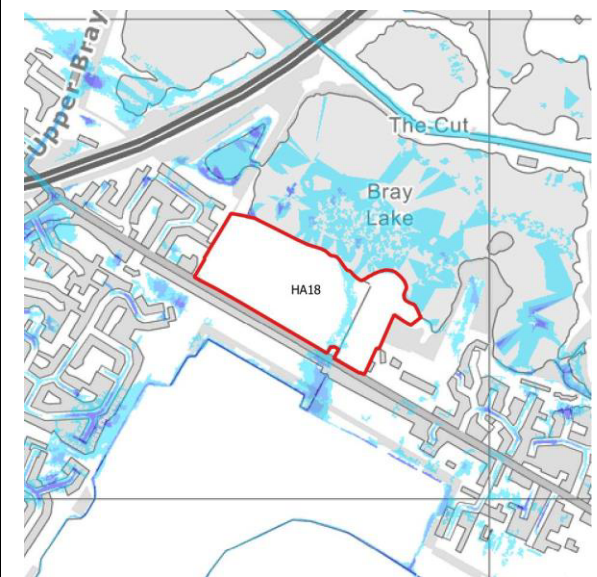
Maidenhead

Site Area (ha)		7.42							
Existing Site Use		Agricultural							
Proposed Site Use		Housing							
River Catchment		The Cut (Binfield to Thames Catchment) and Maidenhead Ditch							
Flood Zone 1	53.99%	Flood Zone 2	28.98%	Flood Zone 3a	14.52%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	2.5%

Flood Map for Planning (Rivers and Sea)



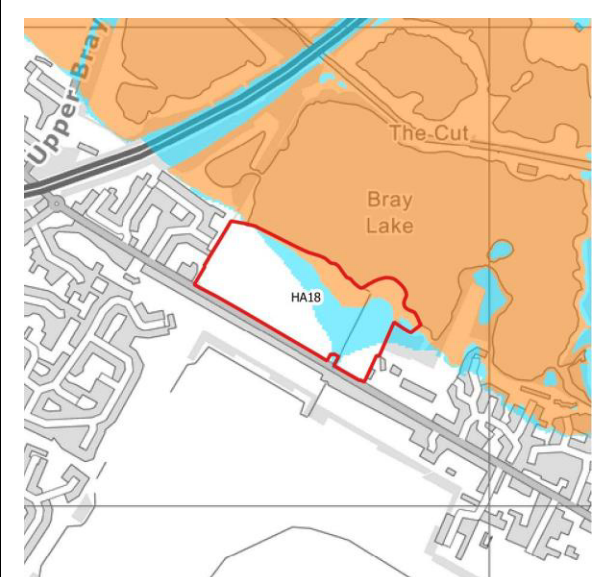
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
The site is located in Flood Zones 1, 2 and 3a. Flood Zone 3b Functional Floodplain impinges on the site's northern boundary. A low risk surface water flood route passes through the eastern half of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Housing is not appropriate in Flood Zone 3b Functional Floodplain.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
The overland flow route must not be restricted by the proposed development, either through ensuring the development is not located in this area, or by ensuring that development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in a flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed within Flood Zone 3a it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

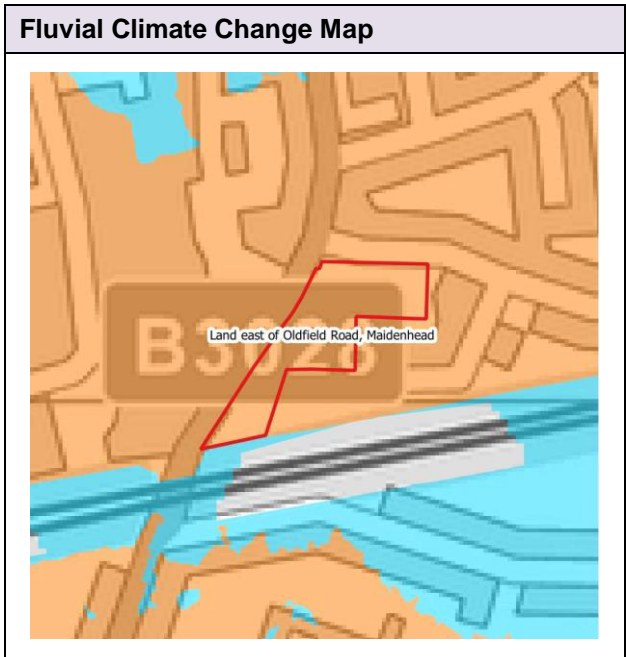
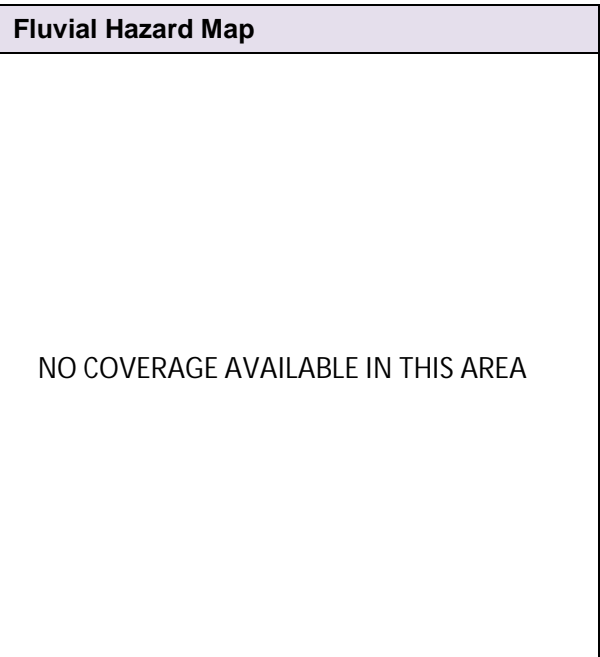
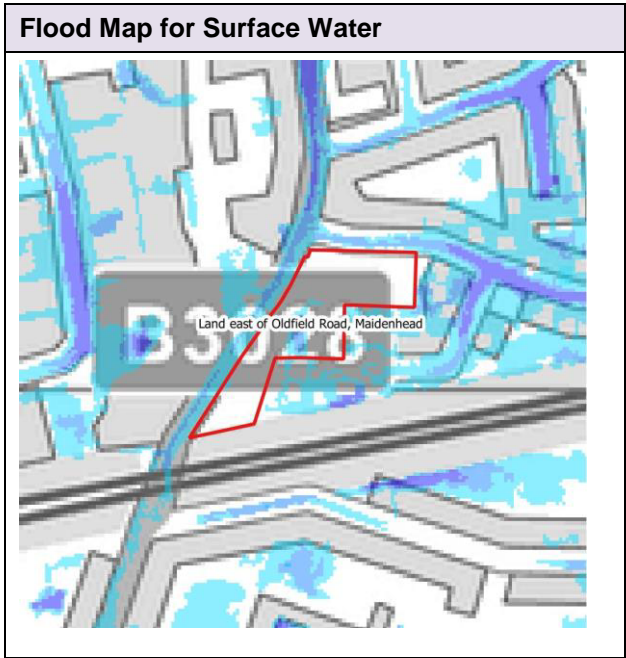
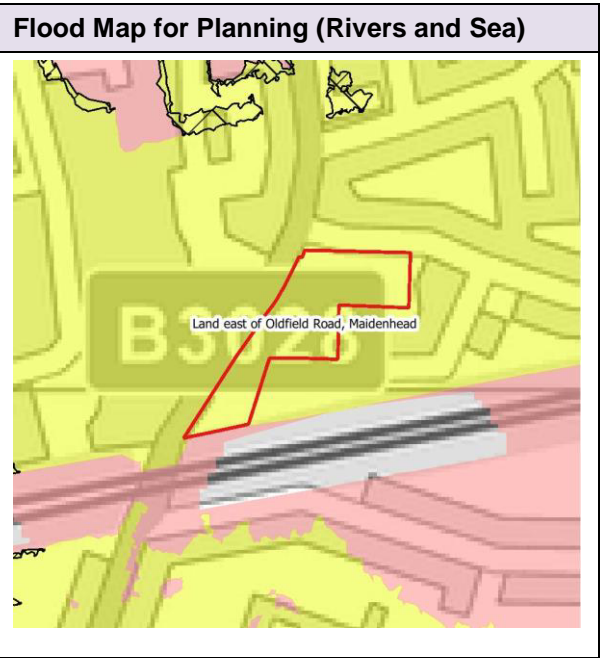
Access / egress constraints

It is assumed the proposed development will be accessed via the A308 Windsor Road, which provides safe access to Maidenhead town centre.

Is the site required to pass the Exception Test?

Yes - development in Flood Zone 3a will require the Exception Test to be satisfied.

Land east of Oldfield Road Maidenhead									
Site Area (ha)		0.55							
Existing Site Use		Employment							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	0.08%	Flood Zone 3a	99.92%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
The site is located almost entirely in Flood Zone 3a apart from a small (<1%) area in Flood Zone 2. Areas of low and medium risk of surface water flooding exist within the centre of the site. The area of low risk is connected to an offsite area of low risk to the south of the site. The Site is not within an area at risk of reservoir flooding and there is no indication that it is at risk from sewer, groundwater and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Development proposed within Flood Zone 3a and areas at medium risk of surface water flooding should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume,

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Access from the proposed site is assumed to be from Oldfield Road and / or Oldacres.

Both roads are located in Flood Zone 3a adjacent to the site therefore safe access and egress is not available.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

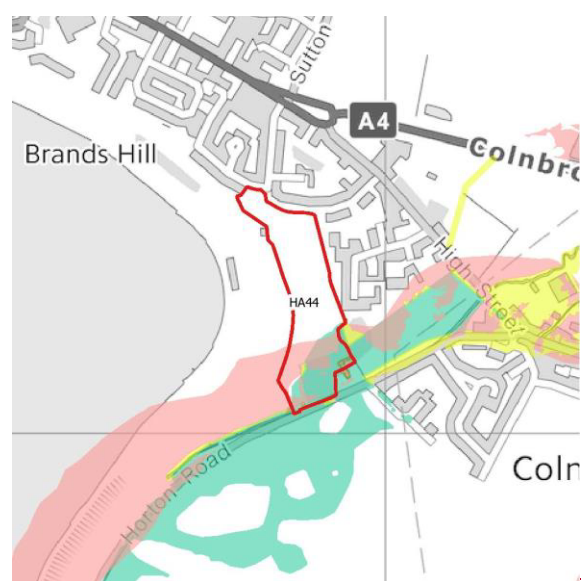
Yes – if development is proposed in Flood Zone 3a at this site the Exception Test will need to be satisfied.

Land east of Queen Mother Reservoir

Horton

Site Area (ha)		4.44							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		Horton Brook							
Flood Zone 1	55.37%	Flood Zone 2	19.05%	Flood Zone 3a	0.42%	Flood Zone 3b Developed	0.40%	Flood Zone 3b Functional Floodplain	24.76%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

More than half of the site is located in Flood Zone 1 with the rest of the site being located in Flood Zones 2, 3a, 3b Developed and 3b Functional Floodplain. Localised areas of high risk of surface water flooding exist in the northern and southern ends of the site, some of which are linked to offsite risk areas. Low and medium risk areas also exist in the northern and southern ends of the site, some of which are linked to larger areas at low and medium risk. The Site is within an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Housing use is not permitted in Flood Zone 3b in accordance with Table 3 of the NPPF.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at low and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas of Flood Zone 3a or areas with a high or medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure

it is safe for its lifetime and that site users are not at risk.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Access / Egress Constraints

It is assumed that access from the site is available via Springfield Road in the north or Horton Road in the south. Horton Road in the south is located in Flood Zone 3b and safe access and egress is likely to be precluded from this point. Springfield Road is located in Flood Zone 1 therefore it is assumed safe access will be available via this to the north and the centre of Langley.

Is the site required to pass the Exception Test?

Yes - if development is proposed in Flood Zone 3a the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 1 and 2 the site will not be required to satisfy the Exception Test.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

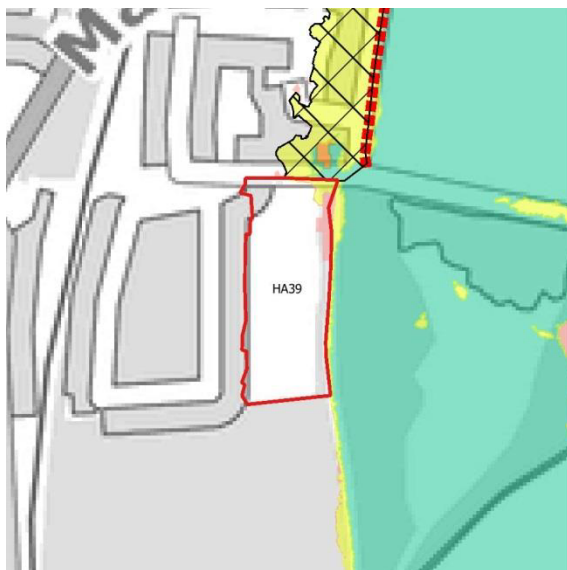
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land east of Strande Park

Cookham

Site Area (ha)		0.90							
Existing Site Use		Park							
Proposed Site Use		Housing							
River Catchment		Maidenhead Brook							
Flood Zone 1	93.60%	Flood Zone 2	4.15%	Flood Zone 3a	2.20%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.05%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The majority of the site is located in Flood Zone 1, with the north-east corner in Flood Zone 2 and 3a. A very small area adjacent to the northern boundary of the site is located in Flood Zone 3b Functional Floodplain. A small section close to the eastern boundary of the site is shown to be at low risk of surface water flooding, with a very small area at medium risk of surface water flooding. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, sewer and groundwater flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.

Housing is considered to be 'More Vulnerable' development according to Table 2 of the NPPF. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that 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. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.

The sequential approach must be adopted to ensure the 'more vulnerable' residential use proposed for the site is located in the lowest area of flood risk, i.e. Flood Zone 1. If residential development is proposed in Flood Zone 2, justification as to why this area is being developed must be provided as part of the site-specific FRA.

Development in the area of Flood Zone 3b Functional Floodplain is not appropriate and should be avoided; in any event it is considered development in this area is not practical due to its proximity to Bass Mead.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Any proposed development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Access / Egress Constraints
<p>It is assumed the proposed development will be accessed via Bass Mead, leading onto Strande Lane. Immediately east of the site Strande Lane is located in Flood Zone 3b Functional Floodplain and 3b Developed. Safe access and egress is not therefore, available for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
Yes – if development is proposed in the area of the site in Flood Zone 3a, the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 1 and 2, the site will not be required to satisfy the Exception Test.

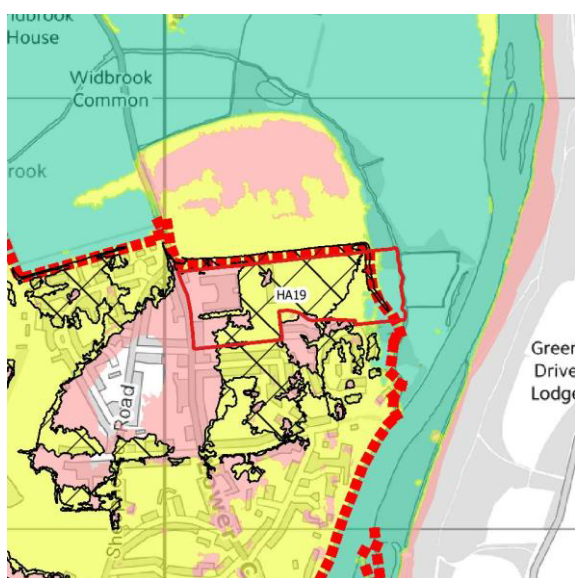
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Whitebrook Park, including land east of Whitebrook Park, Lower Cookham Road, Maidenhead

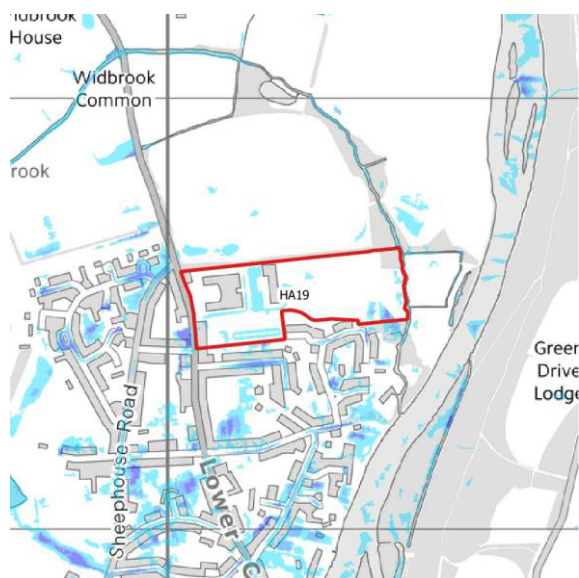
Maidenhead

Site Area (ha)		8.12							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	24.96%	Flood Zone 3a	62.92%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	12.11%

Flood Map for Planning (Rivers and Sea)



Updated Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

Just less than two-thirds of the site is situated in Flood Zone 3a, approximately 25% in Flood Zone 2 and the remainder in Flood Zone 3b Functional Floodplain. Approximately half of the site is within an 'Area Benefitting from Defences'.

Areas between the existing buildings in the western half of the site are shown to be at low risk of surface water flooding. Areas of high and medium risk of surface water flooding are located in the south-eastern corner of the site. One area of medium surface water flood risk is connected to an area of flood risk offsite, to the south of the site boundary.

The Site is not at risk of flooding from reservoirs and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not acceptable in Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Any Proposed Development within Flood Zones 3a or areas with a medium and high risk of surface water flooding, should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development

in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/)².

As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes - housing development may only be considered in Flood Zone 3a if the Exception Test can be passed. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

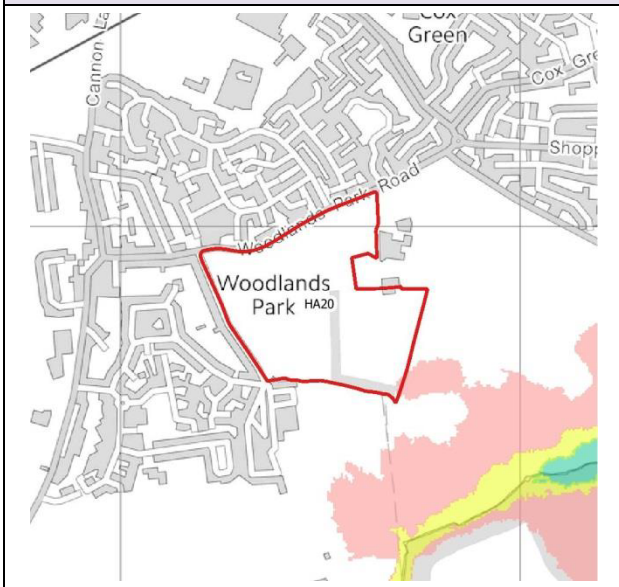
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land east of Woodlands Park Avenue and north of Woodlands Business Park

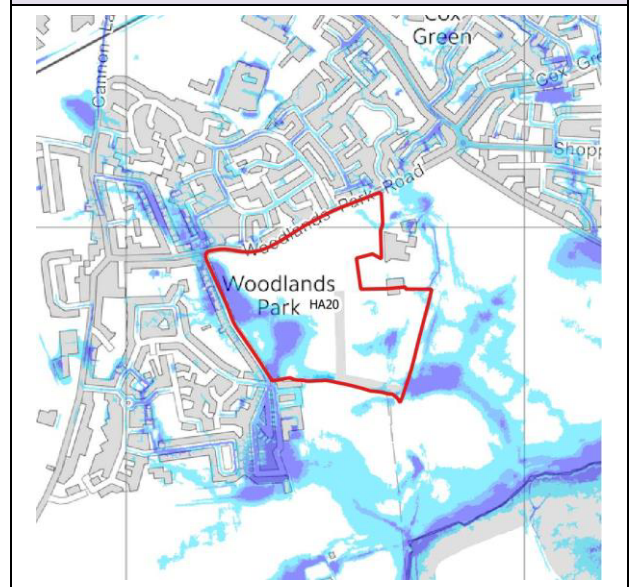
Maidenhead

Site Area (ha)		16.69							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		The Cut and Maidenhead Ditch							
Flood Zone 1	99.74%	Flood Zone 2	0.26%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



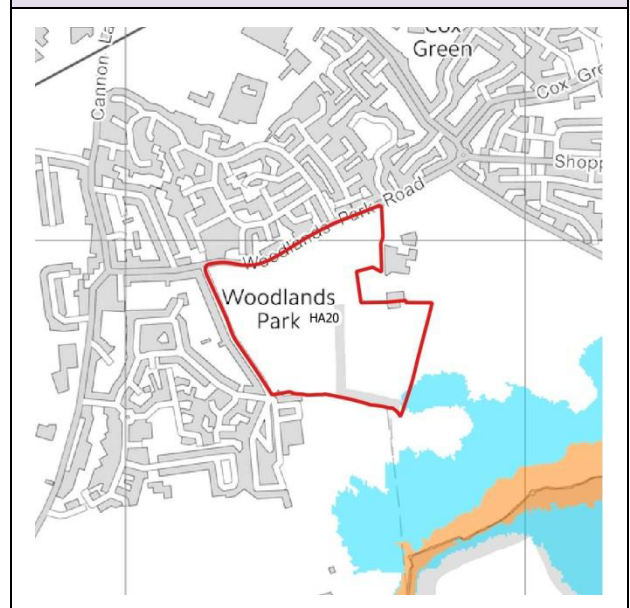
Updated Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

The majority of the site is situated within Flood Zone 1 with a small area of the site (<1%) situated within Flood Zone 2. The western side of the site is at low to high risk of surface water flooding. This flood risk is part of an overland flow path, which flows from north to south. A localised area at a medium to high risk of surface water flooding exists in the south east corner of the site. Areas at a high risk of surface water flooding encroach onto the north east corner and eastern borders of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, sewer and groundwater flooding.

How should the proposed development take account of areas in Flood Zone 2?

As part of the site is located within Flood Zone 2, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems

There are no constraints on the use of SuDS within Flood Zones 1 and 2, as under these circumstances, SuDS are considered to be able to function during a 1% annual probability event.

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas with a high or medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Access / Egress Constraints

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Access from the site is onto Woodlands Park Road and Woodlands Park Avenue, which provides a safe and dry access and egress route from the site to offsite facilities in Flood Zone 1.

Is the site required to pass the Exception Test?

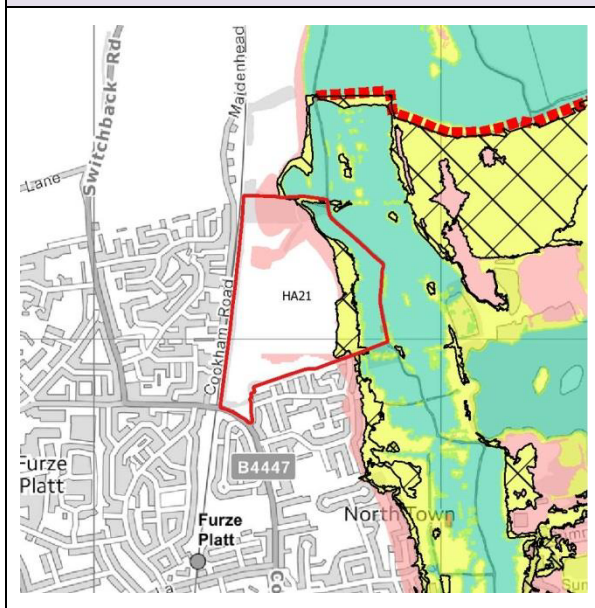
No - housing development is acceptable in Flood Zones 1 and 2 and therefore the Exception Test is not required.

Land known as Spencers Farm, north of Lutman Lane

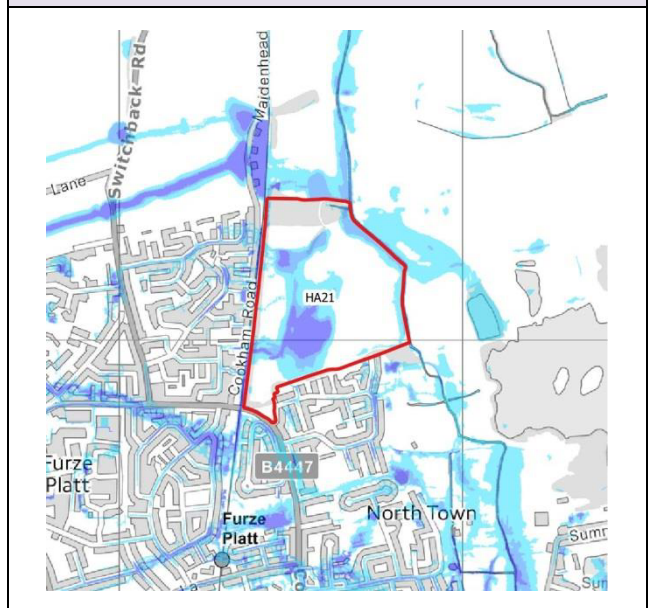
Maidenhead

Site Area (ha)		19.94							
Existing Site Use		Agriculture							
Proposed Site Use		Housing							
River Catchment		Maidenhead Ditch							
Flood Zone 1	58.72%	Flood Zone 2	16.72%	Flood Zone 3a	11.61%	Flood Zone 3b Developed	0.02%	Flood Zone 3b Functional Floodplain	12.94%

Flood Map for Planning (Rivers and Sea)



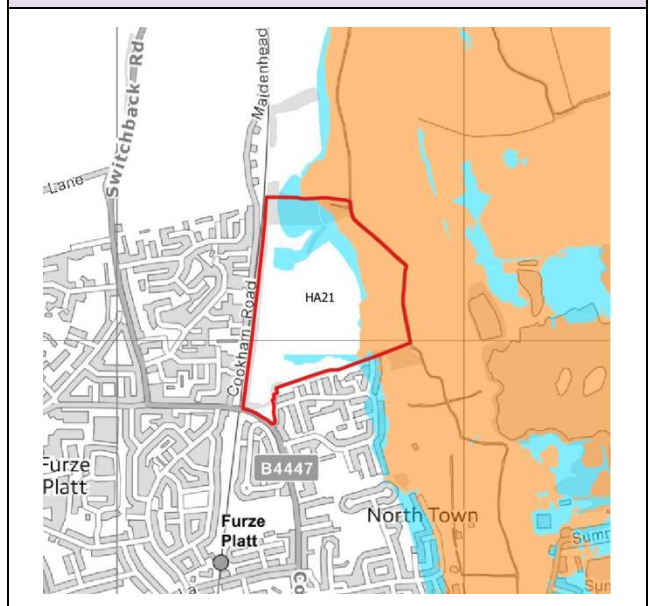
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is located in Flood Zones 1, 2, 3a, 3b Developed and 3b Functional Floodplain. Low, medium and high risk surface water flood flow routes exist in the western half of the site and originate from areas of risk to the west of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach or sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Development of housing in Flood Zone 3b Developed and 3b Functional Floodplain areas is not permitted.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

The overland flow routes must not be restricted by the proposed development, either through ensuring the development is not located in this area, or by ensuring that development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in a flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed within Flood Zone 3a, or in areas at risk of surface water flooding, it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

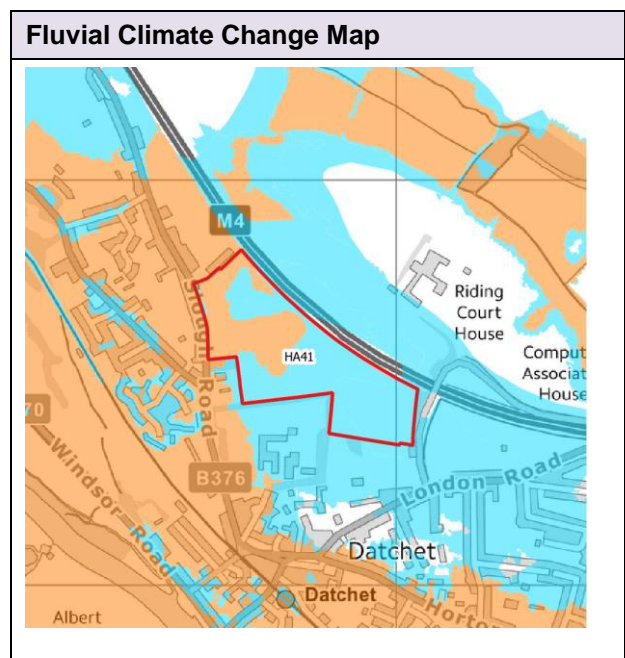
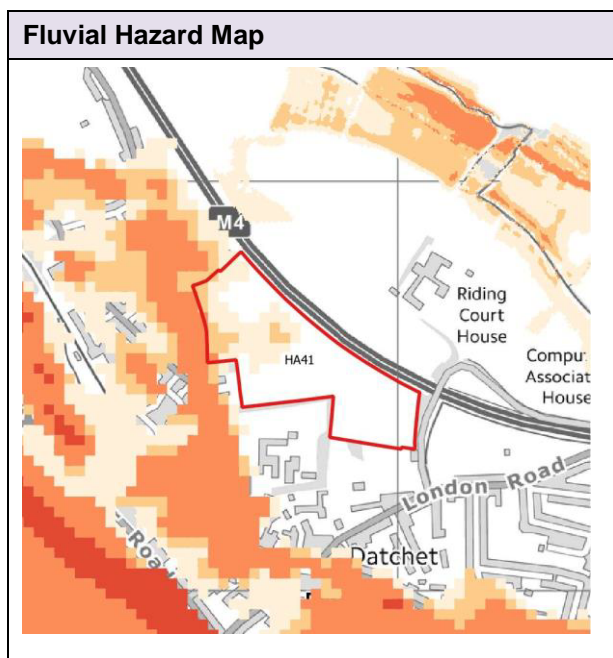
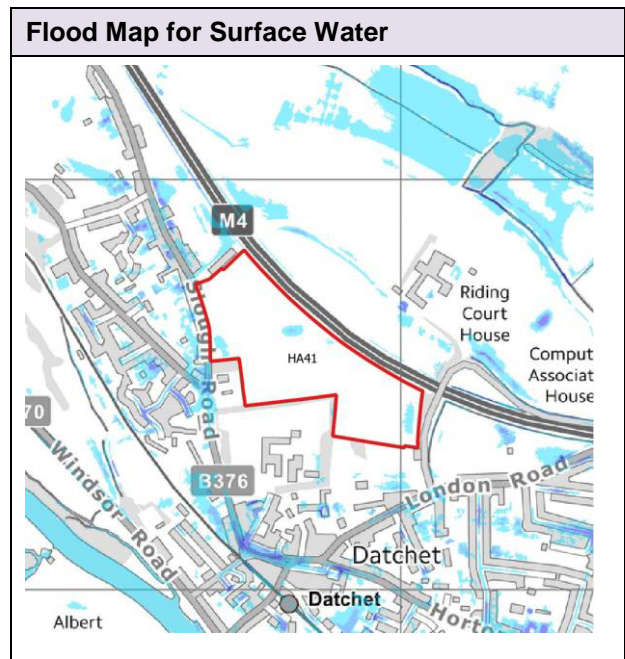
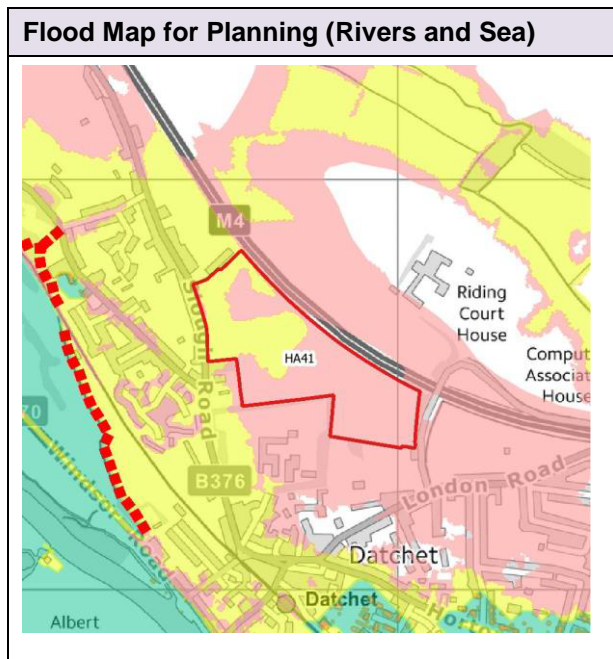
For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Access / Egress Constraints
Access from the proposed site is assumed to be from Gardner Road, which is located in Flood Zone 1 and provides safe access and egress to Maidenhead town centre.
Is the site required to pass the Exception Test?
Yes – if development is proposed in Flood Zone 3a the Exception Test will need to be satisfied. If development is only proposed in Flood Zones 1 and 2 the Exception Test will not need to be satisfied.

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land north and east of Churchmede Secondary School									
Datchet									
Site Area (ha)		11.71							
Existing Site Use		Agricultural							
Proposed Site Use		Housing / Mixed Use							
River Catchment		Datchet Common Brook							
Flood Zone 1	0.62%	Flood Zone 2	67.73%	Flood Zone 3a	31.65%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
Two thirds of the site is located in Flood Zone 2 with the rest of the site located in 3a. A very small part of the site (<1%) adjacent to the M4 is in Flood Zone 1. Several small and localised areas of low and medium risk of surface water flooding exist on the site. The Site is at risk of flooding from reservoirs and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Mixed use development is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2 and 3a.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Overland flow routes must not be restricted by the proposed development, either through ensuring the development is not located in these areas, or by ensuring that development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in a flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed in areas of Flood Zone 3a or areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

<p>Floodplain Storage Capacity</p> <p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
<p>Access / Egress Constraints</p> <p>It is assumed that the development will be accessed from the B376 Slough Road in the west and Riding Court Road in the east.</p> <p>The B376 Slough Road is located within Flood Zone 3a therefore safe access will not be available via this route during a 1% annual probability event or greater. Riding Court Road is located in Flood Zone 2.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
<p>Is the site required to pass the Exception Test?</p> <p>Yes – housing development within Flood Zone 3a at the Site will require the Exception Test to be satisfied. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test. Mixed use development is acceptable in Flood Zone 2 and 3a and does not need to satisfy the Exception Test.</p>

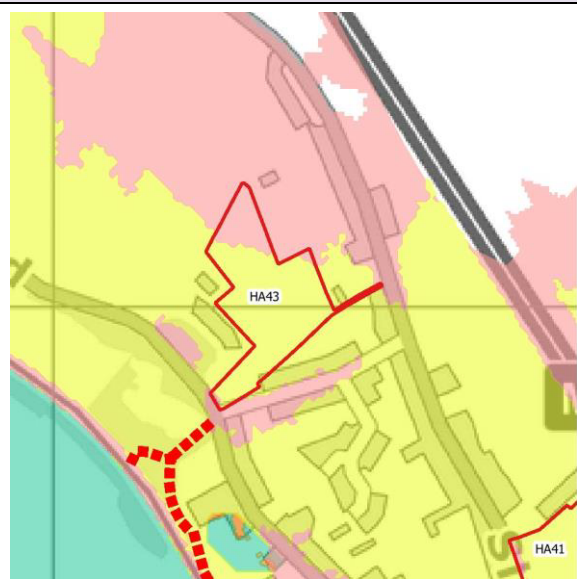
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land north of Eton Road

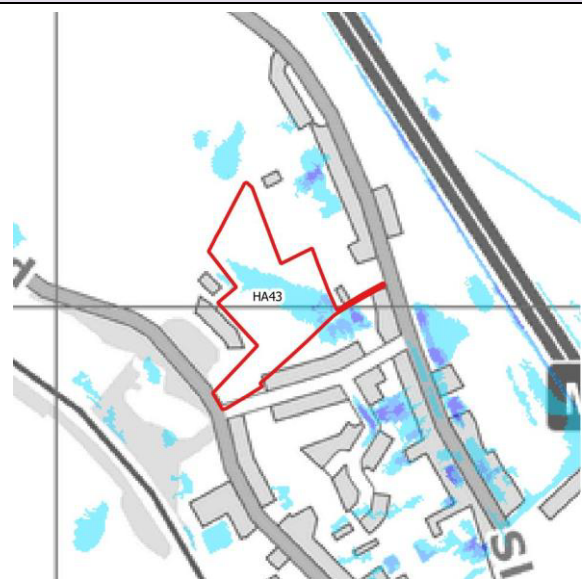
Datchet

Site Area (ha)		1.63							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	18.32%	Flood Zone 3a	81.68%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

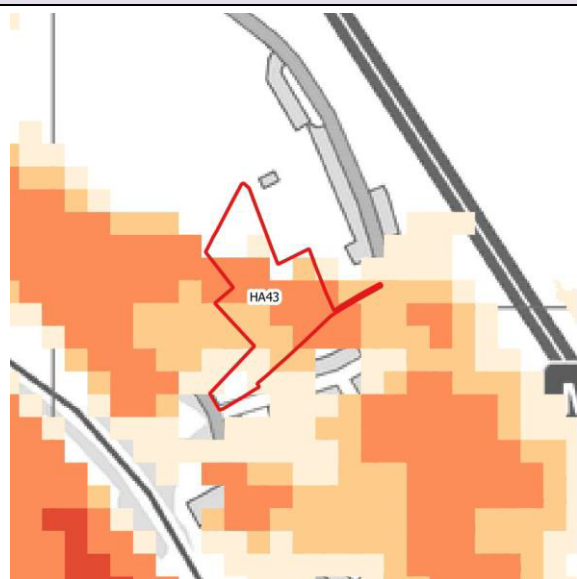
Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
The site is located predominantly in Flood Zone 3a with part of the northern section located in Flood Zone 2. A small area at medium risk of surface water flooding is located in the eastern corner of the site. An area of low risk extends through the site. Both areas flow from an offsite area of surface water flood risk to the east. The Site is located in an area at risk of flooding from reservoirs and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
The overland flow routes must not be restricted by the proposed development, either through ensuring the development is not located in this area, or by ensuring that development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in a flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed within Flood Zone 3a or areas at medium risk of surface water flooding it should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Access to the site is assumed to be from Eton Road to the south and Slough Road to the east. Safe access via Eton Road is not available due to its location in Flood Zone 2 and Flood Zone 3a. Safe access via Slough Road is not available due to its location in Flood Zone 2.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

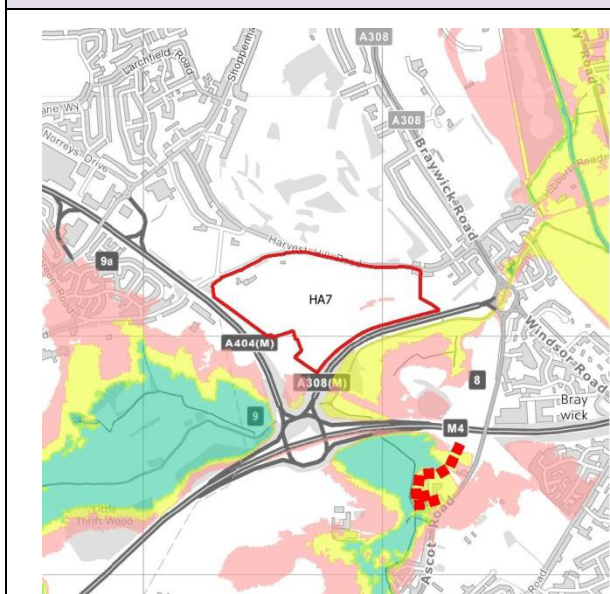
Yes – development in Flood Zone 3a will mean the site will be required to undergo and satisfy the Exception Test. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

Land south of Harvest Hill Road

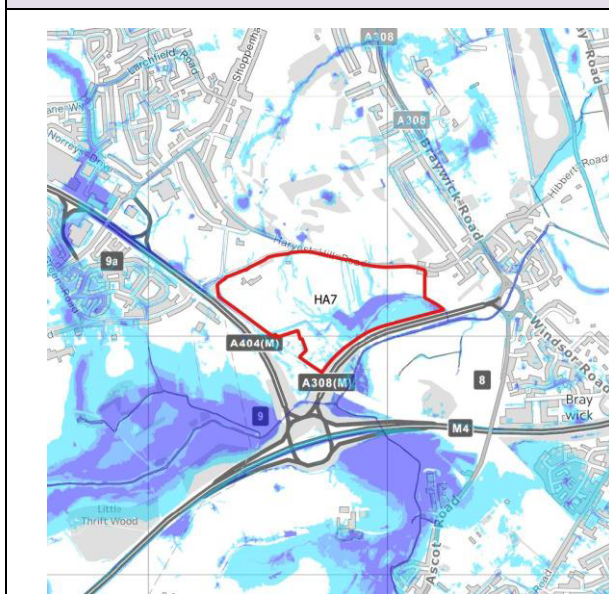
Maidenhead

Site Area (ha)		25.58							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		The Cut and Maidenhead Ditch							
Flood Zone 1	99.17%	Flood Zone 2	0.83%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

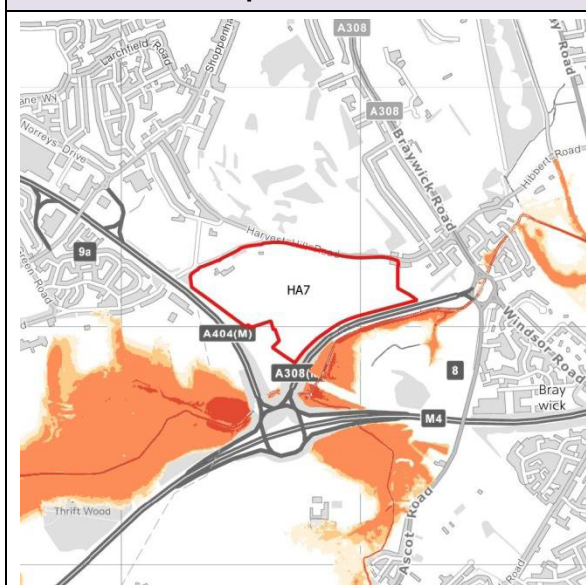
Flood Map for Planning (Rivers and Sea)



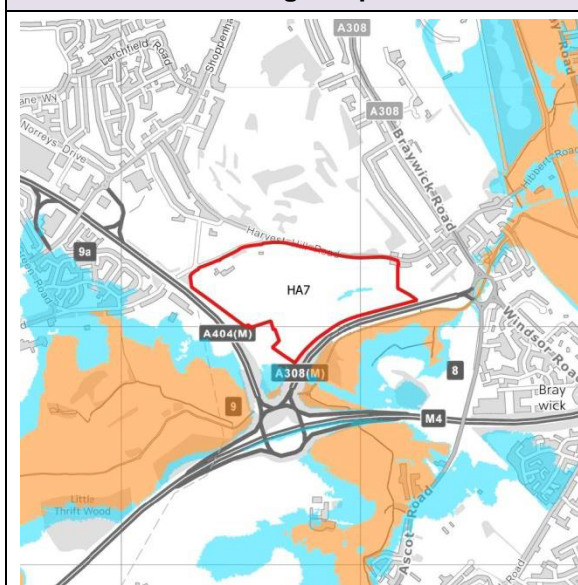
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map

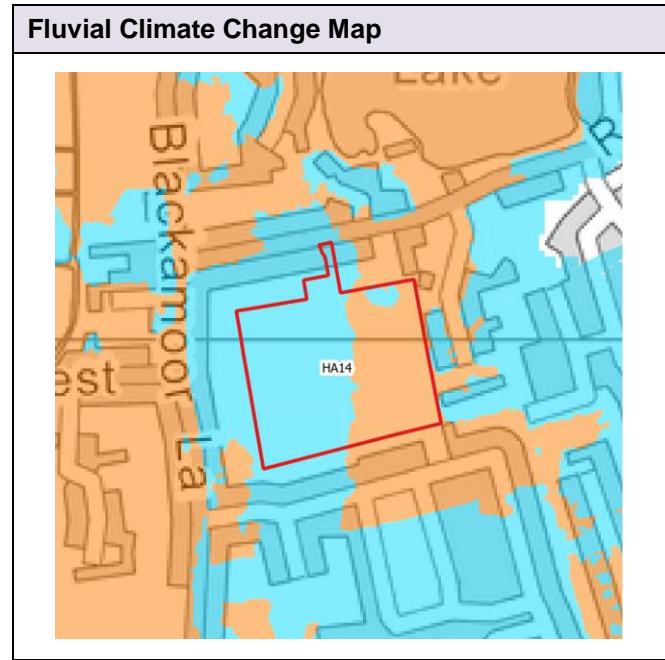
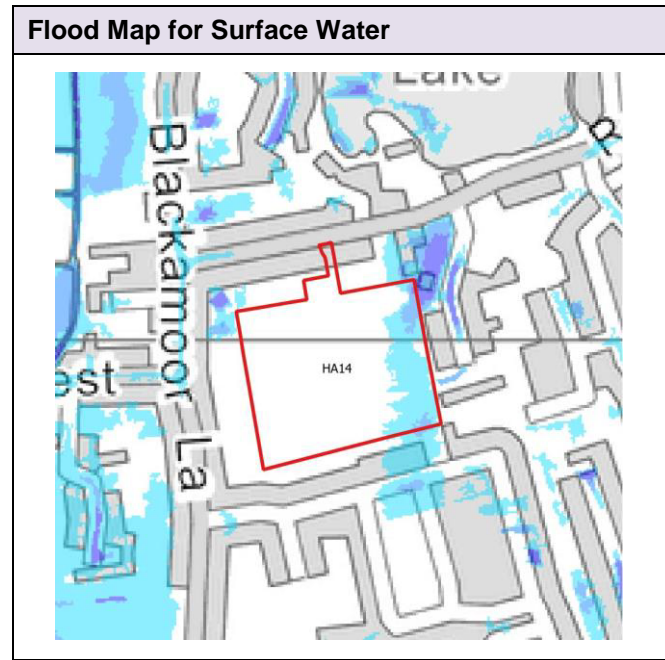
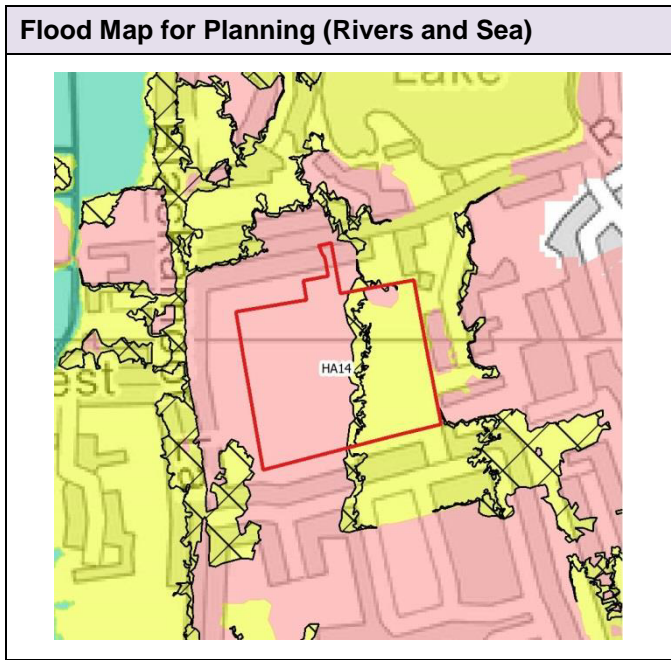


Flood Risk Issues and Considerations
<p>The site is almost wholly located within Flood Zone 1, with less than 1% within Flood Zone 2. The southern area of the site is subject to surface water flood risk, with large areas of the site shown to be at high and medium risk. A number of overland flow paths with a low surface water flood risk originate to the north of the site and within the northern part of the site and flow south. An overland flow route with a high to low risk also originates on site and flows under the A308 towards The Cut. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.</p>
How should the proposed development take account of areas in Flood Zone 2?
<p>A site specific Flood Risk Assessment must be prepared for the site, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. The risk of surface water flooding associated with the onsite overland flow route should therefore be mitigated as part of the development, meaning additional specific surface water management measures should not be required.</p> <p>The overland flow route from the site towards The Cut should not be altered by the proposed development, either through ensuring the development is not located in this area, or by ensuring that the development enables it to continue to flow, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and offsite. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Sustainable Drainage Systems (SuDS)
<p>There are no constraints on the use of SuDS within Flood Zones 1 and 2, as under these circumstances, SuDS are considered to be able to function reliably during a 1% annual probability event.</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Access / Egress Constraints
<p>Safe access and egress will be provided by Kimber's Lane and Harvest Hill Road, which both provide a route to offsite facilities wholly in Flood Zone 1.</p>
Is the site required to pass the Exception Test?
<p>No – development for housing use is compatible within both Flood Zone 1 and 2; therefore the Exception Test is not required.</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land South of Ray Mill Road East Maidenhead									
Site Area (ha)		2.29							
Existing Site Use		Brownfield - Playing Field							
Proposed Site Use		Housing							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	61.32%	Flood Zone 3a	38.68%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
<p>Approximately 61% of the site is located within Flood Zone 2 and 39% in Flood Zone 3a. A section of Flood Zone 3 through the middle of the site is located in an 'Area Benefitting from Defences'. The eastern side of the site is at low to high risk of surface water flooding. This flood risk is part of an overland flow path, which flows from south to north. Areas in the north east and south east corners of the site are at medium risk. A high risk area exists to the west of Deerswood and encroaches slightly into the north eastern corner of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.
Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
Access / Egress Constraints
<p>The site is surrounded by areas in Flood Zone 2 and Flood Zone 3a; safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
Yes - housing development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.

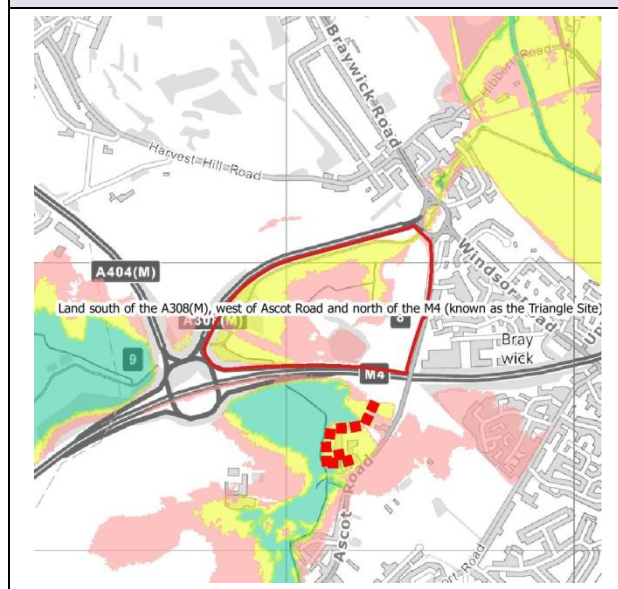
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land south of the A308(M), west of Ascot Road and north of the M4 (known as the Triangle Site)

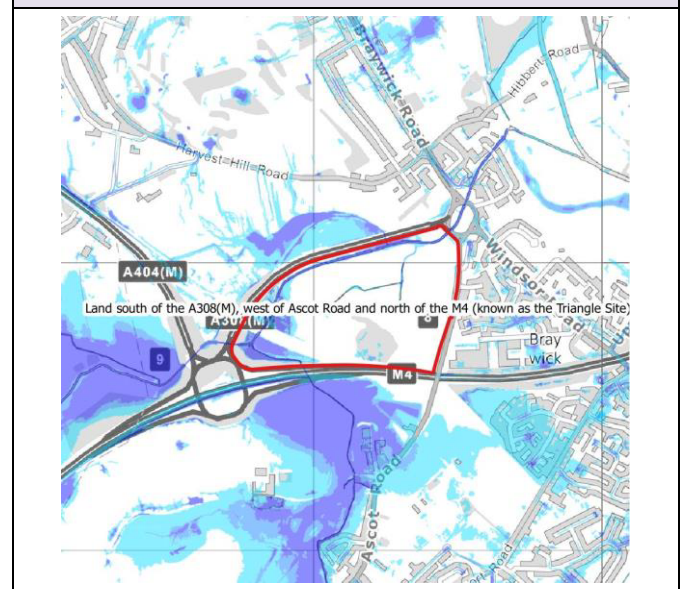
M Maidenhead

Site Area (ha)		28.14							
Existing Site Use		Greenfield							
Proposed Site Use		Employment							
River Catchment		The Cut and Maidenhead Ditch							
Flood Zone 1	27.07%	Flood Zone 2	32.37%	Flood Zone 3a	40.56%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

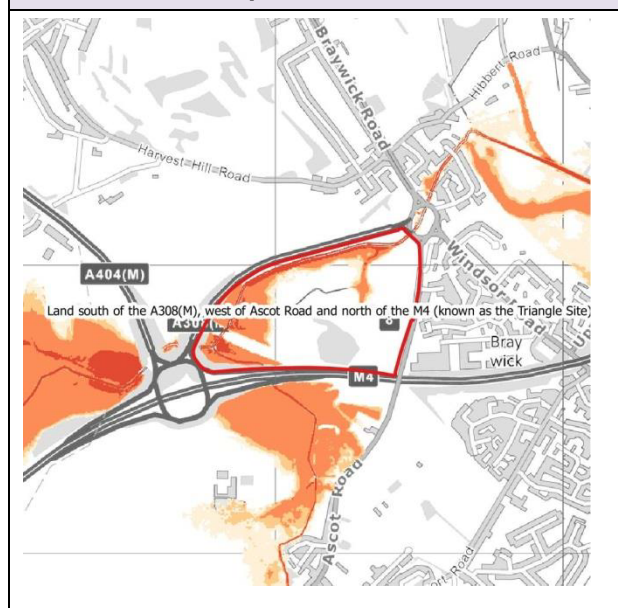
Flood Map for Planning (Rivers and Sea)



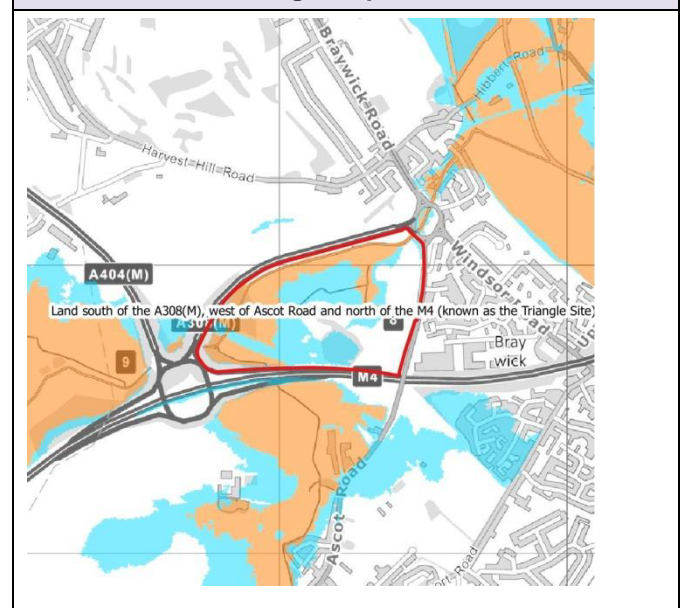
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

Just over a third of the site is located within Flood Zone 1, approximately 32% in Flood Zone 2 and the remainder in Flood Zone 3a. The south west of the site is shown to be at low to high risk of surface water flooding. This surface water flood risk is associated with The Cut, a watercourse, which flows along the northern boundary of the site. A low risk area of surface water flooding also originates in the centre of the site and flows northwards towards The Cut. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Employment is considered to be 'Less Vulnerable' development according to Table 2 of the NPPF and compatible within Flood Zones 1, 2 and 3a.

The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Any proposed development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Safe and dry access and egress is provided by the A330, which enables a safe route to offsite facilities wholly in Flood Zone 1.

Is the site required to pass the Exception Test?

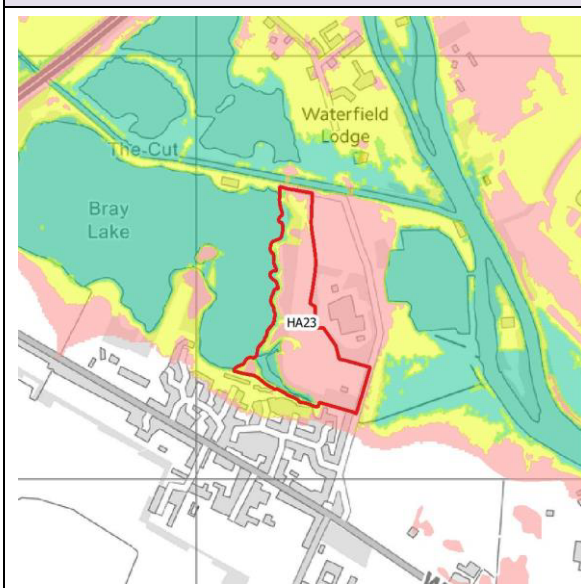
No – development for employment use is compatible within Flood Zone 1, 2 and 3a; therefore the Exception Test is not required.

Land west of Monkey Island Lane

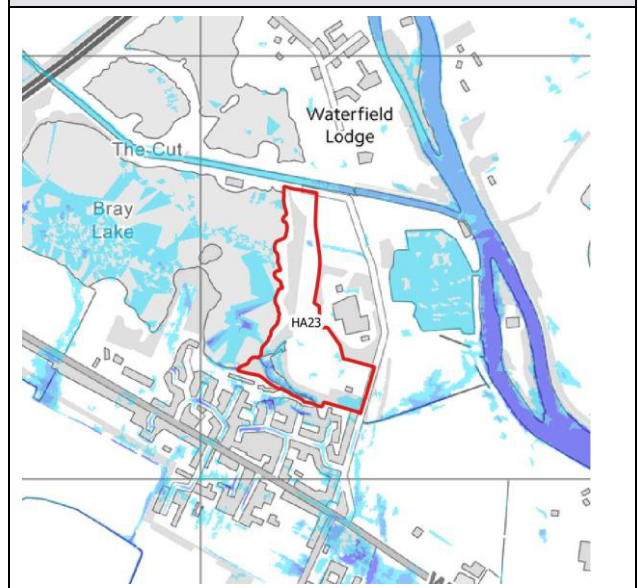
Maidenhead

Site Area (ha)		6.69							
Existing Site Use		Greenfield / works							
Proposed Site Use		Housing							
River Catchment		The Cut (Binfield to River Thames confluence) and Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	72.70%	Flood Zone 3a	13.32%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	13.98%

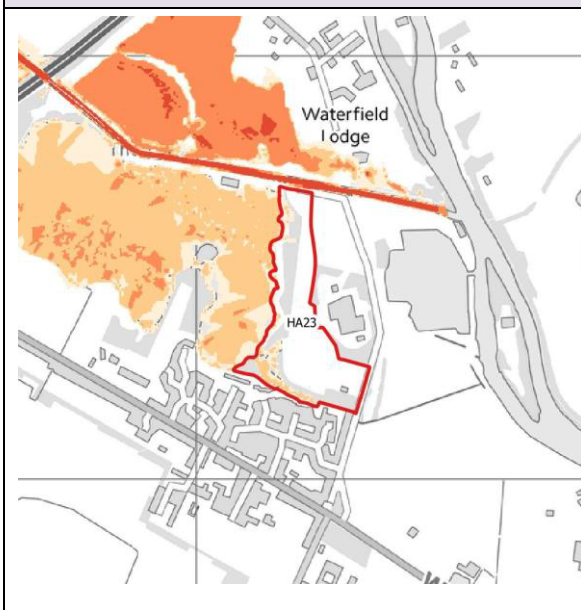
Flood Map for Planning (Rivers and Sea)



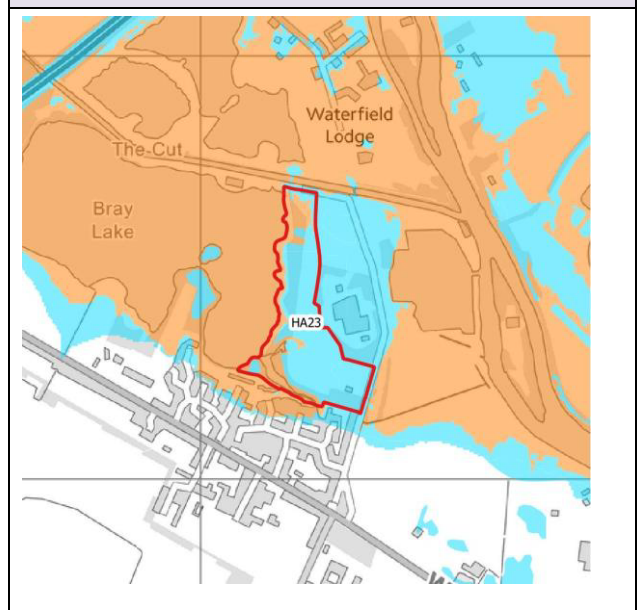
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is predominantly located in Flood Zone 2 with areas of 3a and 3b Functional Floodplain impinging on the western boundary and the north western and south eastern parts of the site. Several small and localised areas of low and medium surface water flood risk exist on the site, including areas associated with a water feature that exists in the south of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not permitted in the Functional Floodplain. Housing is not appropriate in Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas of Flood Zone 3a or areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [*Improving the flood performance of new buildings: flood resilient construction*](#)¹ and the [*Flood Risk and Coastal Change Planning Practice Guidance*](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.
Access / Egress Constraints
Access from the site is assumed to be via Monkey Island Lane to the east of the site. Monkey Island Lane is located in Flood Zone 2 adjacent to the site. Approximately 120m south of the site Monkey Island Lane is in Flood Zone 1. Further investigation is required by the developer to show that this route will continue to provide safe access when accounting for climate change.
Is the site required to pass the Exception Test?
Yes - development within Flood Zone 3a will require the Exception Test to be satisfied. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

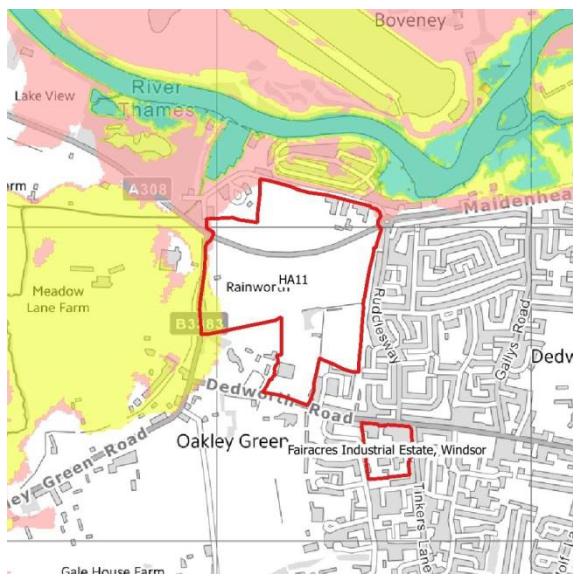
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Land west of Windsor, north and south of the A308

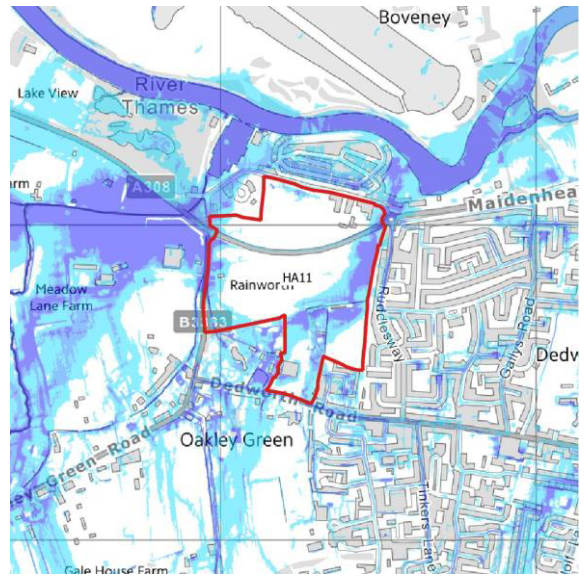
Windsor

Site Area (ha)		25.87							
Existing Site Use		Predominantly agriculture with some commercial and residential							
Proposed Site Use		Housing							
River Catchment		Thames (Cookham to Egham)							
Flood Zone 1	95.17%	Flood Zone 2	1.17%	Flood Zone 3a	3.66%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is predominantly located in Flood Zone 1 with areas of Flood Zone 2 and 3a existing around the site's western, northern and north eastern boundaries. Areas at low, medium and high risk of surface water flooding exist across the site, particularly in the south eastern half of the site and within the western boundary. The areas of surface water flood risk are connected with offsite risk areas. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.

How should the proposed development take account of areas in Flood Zone 2 and 3a?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development must not impede existing surface water flow routes through the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

As the site is located in Flood Zone 3a resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [*Improving the flood performance of new buildings: flood resilient construction*](#)¹ and the [*Flood Risk and Coastal Change Planning Practice Guidance*](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Access / Egress Constraints
<p>Access from the site is assumed to be from the Oakley Green Road or Dedworth Road to the south.</p> <p>Oakley Green Road adjacent to the site exists within Flood Zones 2 and 3a. Safe access and egress is not, therefore, anticipated to be possible via this access. Dedworth Road is in Flood Zone 1 however it is at risk from low, medium and high surface water flooding so safe access may be constrained via this access too. The developer should identify the availability of safe access from this site as part of a flood risk assessment.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
Yes – development of housing within Flood Zone 3a will require the Exception Test to be satisfied. If development is only proposed in Flood Zone 1 and 2 the site will not be required to satisfy the Exception Test.

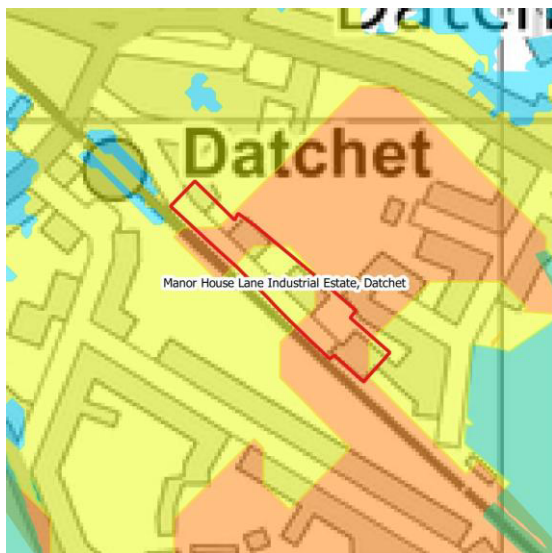
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Manor House Lane Industrial Estate

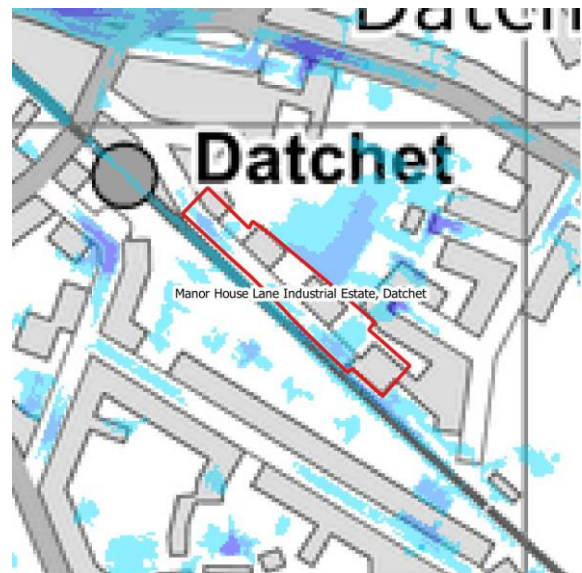
Datchet

Site Area (ha)		0.56							
Existing Site Use		Brownfield							
Proposed Site Use		Employment							
River Catchment		Datchet Common Brook							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	50.24%	Flood Zone 3b Developed	19.03%	Flood Zone 3b Functional Floodplain	30.73%

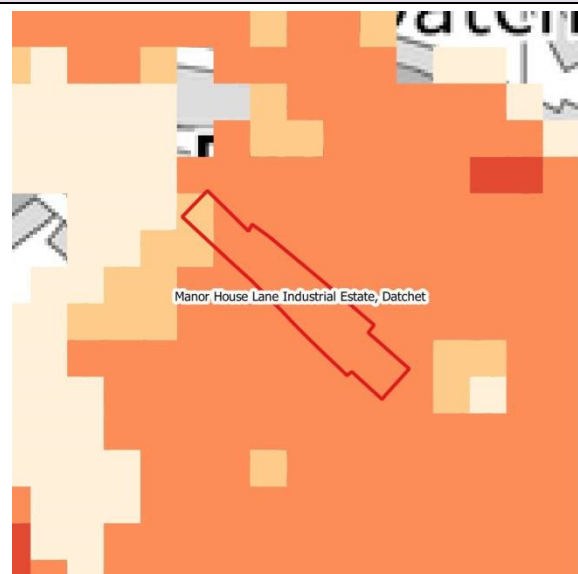
Flood Map for Planning (Rivers and Sea)



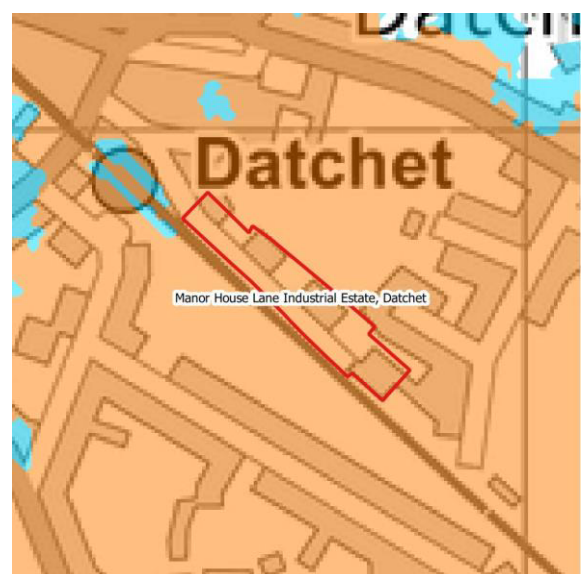
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

Approximately half of the site is located within Flood Zone 3a, and half in Flood Zone 3b Developed. Areas around the existing buildings are shown to be at low and medium risk of surface water flooding, which are shown to connect with an existing surface water flow route along Manor House Lane, which has a low to medium risk of flooding. The Site is within an area at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.

How should the proposed development take account of areas in Flood Zone 3a and Flood Zone 3b?

As the site is located within Flood Zones 3a, 3b Developed and 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Employment use is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is acceptable within Flood Zone 3a but is not typically appropriate within Flood Zone 3b Developed. However, as development already exists on part of the site, development is considered appropriate within this area, subject to passing the Exception Test. Development must be positioned in the same location as the existing buildings so as not to disturb the flow dynamics of the flood waters, and must reduce the existing building footprint by a minimum of 5%.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

As the site is located in Flood Zones 3a, 3b Developed and 3b Functional Floodplain, resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
Access / Egress Constraints
<p>The site is surrounded by areas with a 1% of greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
<p>Yes – employment development is permitted within Flood Zone 3a, subject to satisfaction of the Exception Test. Development in Flood Zone 3b Developed must be positioned in the same location as the existing buildings and must reduce the existing building footprint by 5%.</p>

Norreys Drive (South)

Maidenhead

Site Area (ha)		1.59							
Existing Site Use		Industrial							
Proposed Site Use		Employment							
River Catchment		The Cut (Binfield to River Thames) and Maidenhead Ditch							
Flood Zone 1	89.53%	Flood Zone 2	10.47%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map

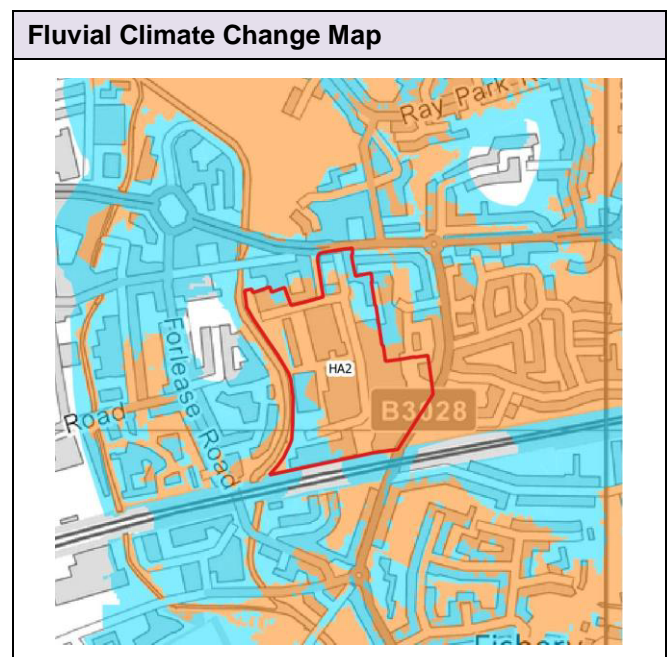
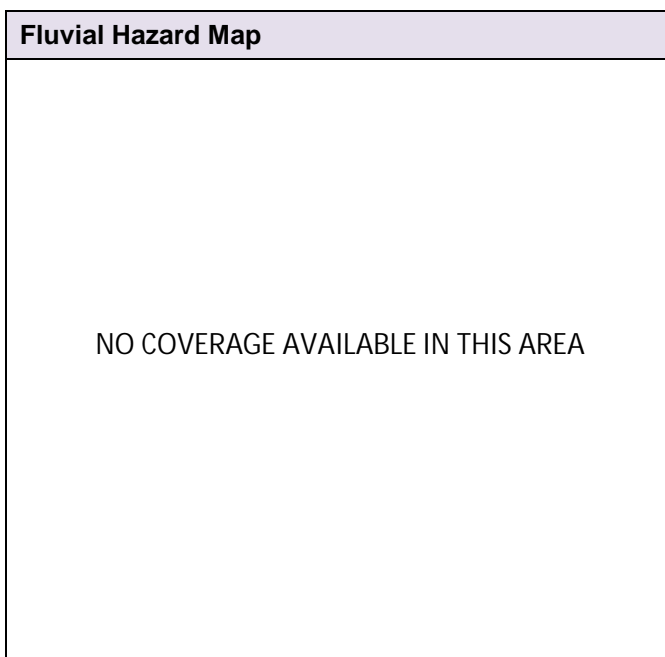
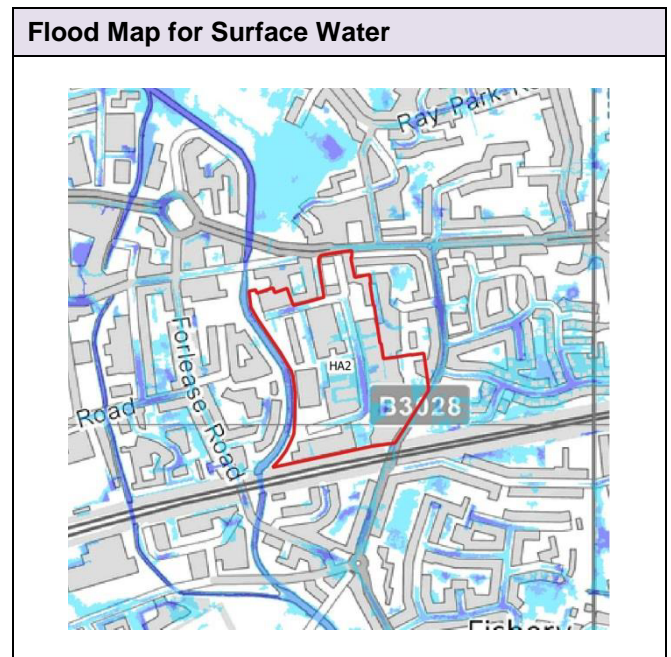
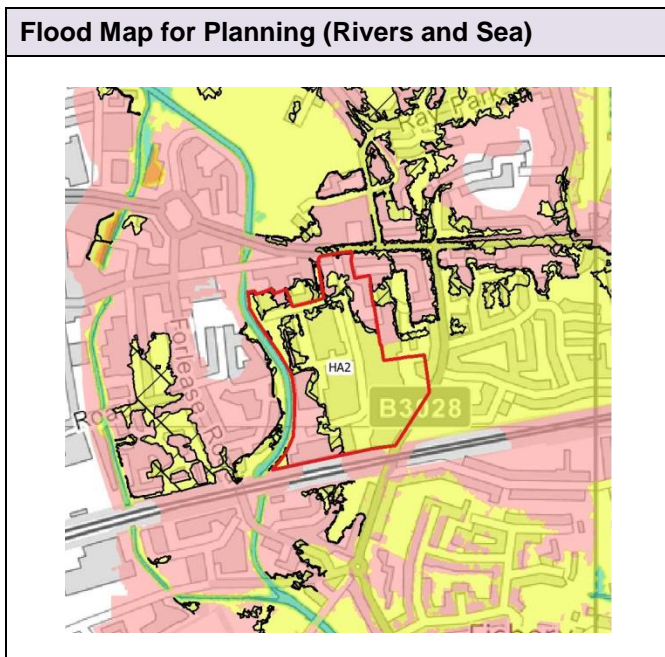


Flood Risk Issues and Considerations
Approximately 90% of the site is located in Flood Zone 1, with the remaining area in Flood Zone 2. A large area of the site surrounding the existing buildings is shown to be at low risk of surface water flooding. Areas of medium risk of surface water flooding are situated to the north and east of the existing building, whilst the western side of the site is at high risk. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 2?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Employment is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>The use of SuDS is considered suitable in Flood Zone 2 areas.</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed in areas with a high or medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Access / Egress Constraints
Access from the Site is onto Shoppenhangers Road, which provides a safe and dry access and egress route from the site to offsite facilities in Flood Zone 1.
Is the site required to pass the Exception Test?
No – Less Vulnerable development type is acceptable in Flood Zone 2 and therefore the Exception Test is not required.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Reform Road Maidenhead									
Site Area (ha)		6.99							
Existing Site Use		Brownfield							
Proposed Site Use		Housing / Mixed Use							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	22.22%	Flood Zone 3a	77.78%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
<p>Just under a quarter of the site is located in Flood Zone 2, with the remainder in Flood Zone 3a. Just over 10% of the site is located in an 'Area Benefitting from Defences'. A significant portion of the site is shown to be at low risk of surface water flooding. Areas of high and medium surface water flood risk are located along Waldeck Road and Reform Road. Localised overland flow routes exist along the roads under the low risk scenario. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Mixed use development may also include 'More Vulnerable' development and will also require the Exception Test to be satisfied.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.
Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
Access / Egress Constraints
<p>The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
Yes - housing development and mixed use development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.

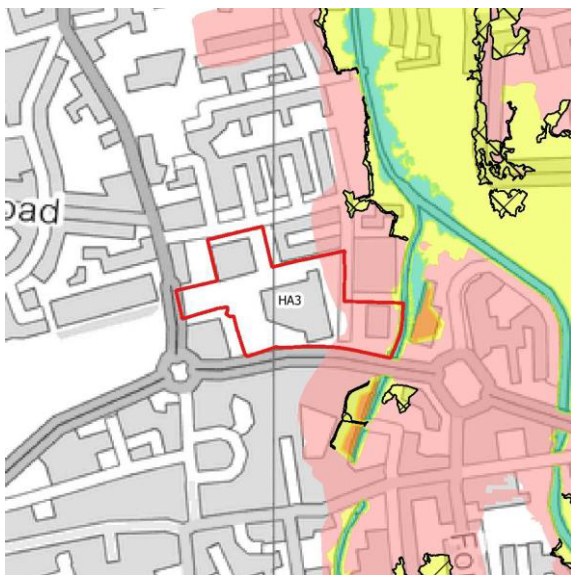
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Saint Cloud Way

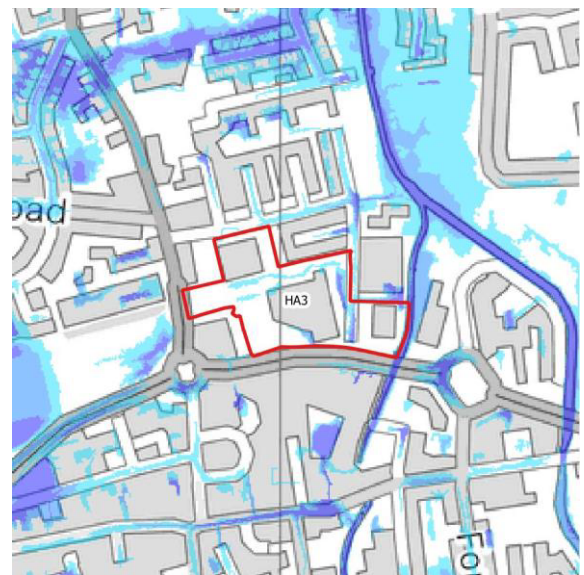
Maidenhead

Site Area (ha)		2.58							
Existing Site Use		Leisure Centre							
Proposed Site Use		Housing / Mixed Use							
River Catchment		Maidenhead Ditch							
Flood Zone 1	75.83%	Flood Zone 2	22.55%	Flood Zone 3a	1.05%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.57%

Flood Map for Planning (Rivers and Sea)



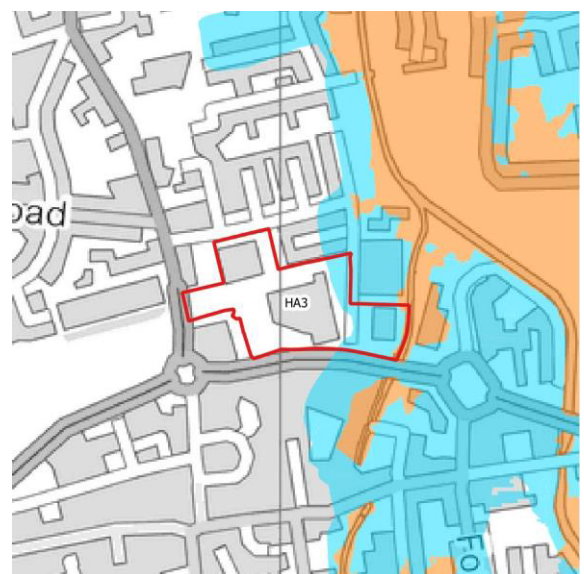
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>Over three-quarters of the site are located in Flood Zone 1. Just under a quarter of the site is located in Flood Zone 2, in the eastern part of the site. There are small areas of Flood Zone 3a and 3b Functional Floodplain along the eastern boundary of the site. There are a number of areas shown to be at low surface water flood risk within the vicinity of the existing buildings. The area at low risk of surface water flooding in the eastern part of the site is shown to be associated with an offsite overland flow route in this area. There are also a number of medium and high risk areas in the eastern part of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from sewer, canal breach and groundwater flooding.</p>
How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Mixed use development may also include 'More Vulnerable' development and will also require the Exception Test to be satisfied. Housing and mixed use developments are not appropriate in Flood Zone 3b Functional Floodplain.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a or in areas at medium and high risk of surface water flooding should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for</p>

development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² .
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Access / Egress Constraints
Safe access and egress is provided for the site via Saint Cloud Way and the B4447, which provide a safe, dry route to offsite facilities in Flood Zone 1.
Is the site required to pass the Exception Test?
Yes - housing development and mixed use development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.

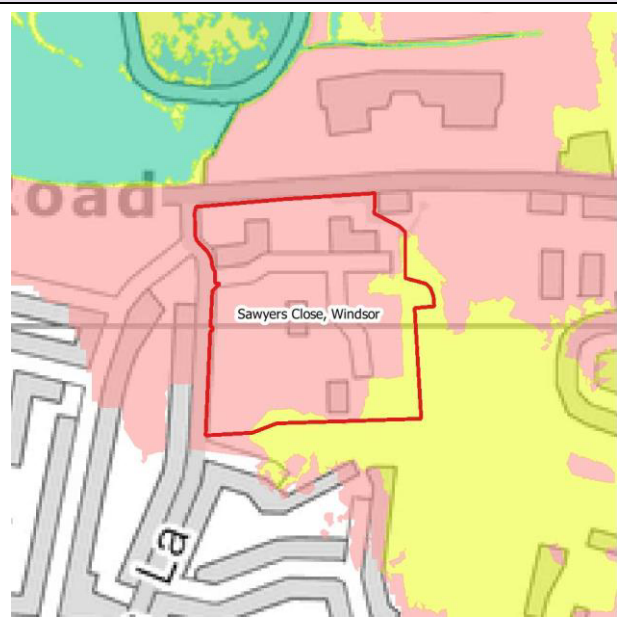
¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

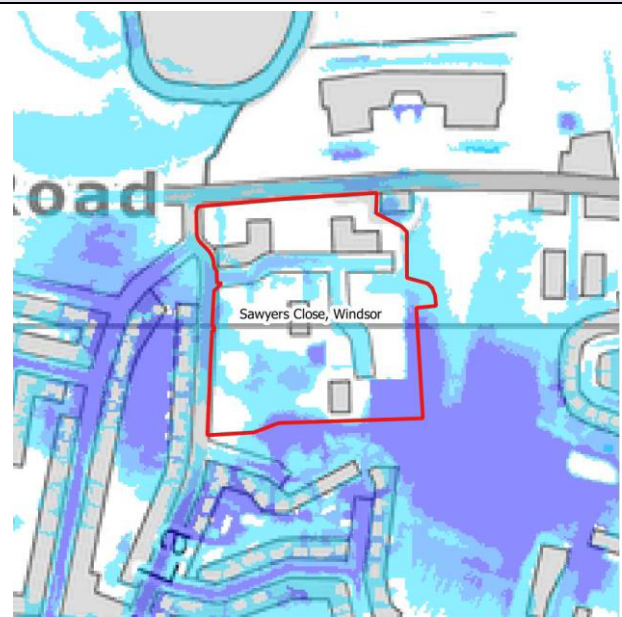
Sawyers Close, Windsor

Site Area (ha)		3.39							
Existing Site Use		Housing							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	88.11%	Flood Zone 3a	11.89%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



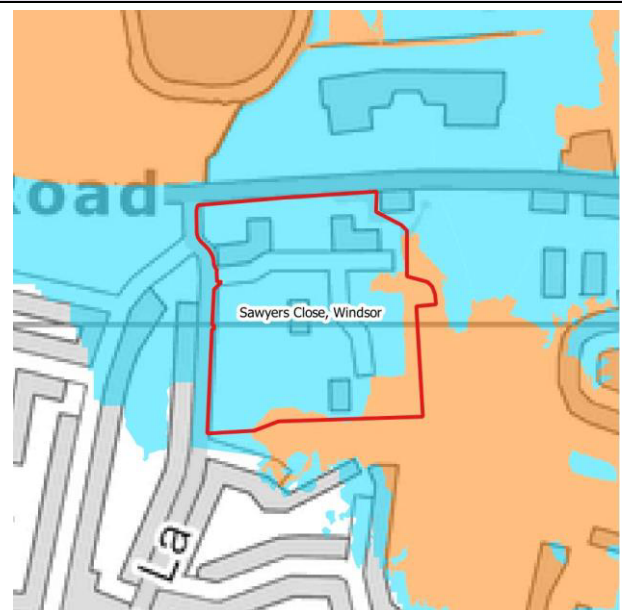
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The majority of the site is located in Flood Zone 2. Areas adjacent to the eastern and southern boundaries of the site are located in Flood Zone 3a. Large sections of the site are shown to be at low risk of surface water flooding. There are also smaller areas of medium surface water flood risk, as well as high risk areas in the southern and eastern sections of the site. The surface water flood risk within the site boundary is connected to offsite overland flow routes to the west, south and east of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?

A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

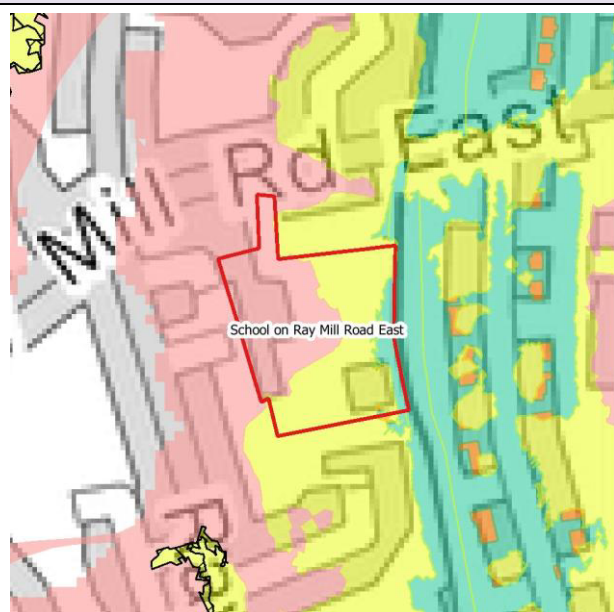
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
Access / Egress Constraints
<p>The only safe and dry access and egress route from the site is via Smiths Lane, from the south-western corner of the site. If access is required via Maidenhead Road or further north onto Smiths Lane, further investigation should be carried out to assess the availability of safe access and egress and the approach to be taken if safe access and egress is found not to be possible.</p> <p>If there is not safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
<p>Yes - if development is proposed in Flood Zone 3a the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.</p>

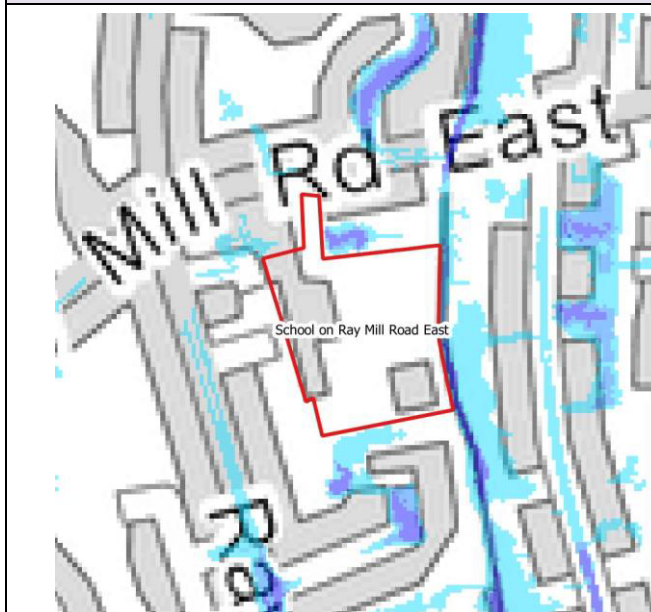
School on Ray Mill Road East

Site Area (ha)		0.72ha							
Existing Site Use		School							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	44.97%	Flood Zone 3a	48.07%	Flood Zone 3b Developed	0.10%	Flood Zone 3b Functional Floodplain	6.86%

Flood Map for Planning (Rivers and Sea)



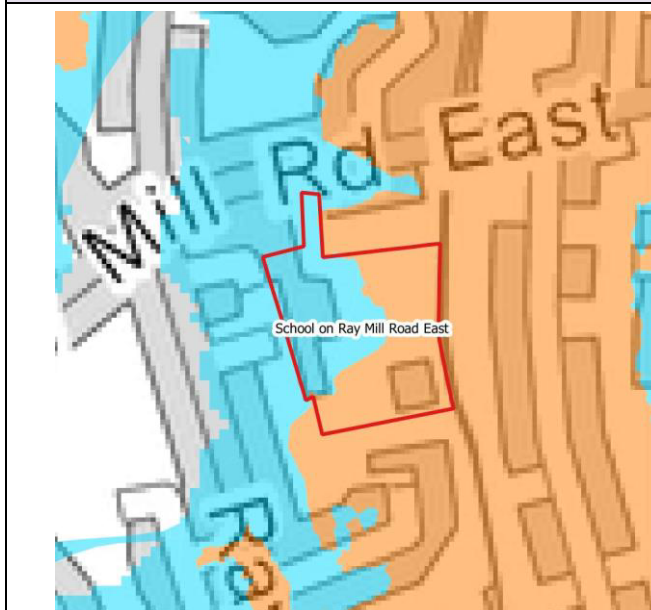
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The majority of the site is covered by Flood Zone 2 and Flood Zone 3a, which each cover approximately 45% of the site. The remaining 10% is covered by Flood Zone 3b developed and Flood Zone 3b Functional Floodplain. A very small area of the site adjacent to the eastern boundary is shown to be at low risk of surface water flooding. The remainder of the site is at very low risk of surface water flooding. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.</p>
<p>How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?</p> <p>As the site is located within Flood Zones 2, Flood Zone 3a, Flood Zone 3b Developed and Flood Zone 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 1 and Flood Zone 2. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not acceptable in Flood Zone 3b Developed or 3b Functional Floodplain.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
<p>How should the proposed development take account of existing surface water flood risk and overland flows?</p> <p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p>
<p>Sustainable Drainage Systems (SuDS)</p> <p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
<p>Flood Resilience and Resistance Measures</p> <p>As the site is located in Flood Zones 3a and 3b Functional Floodplain, resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
<p>Floodplain Storage Capacity</p> <p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Access and egress from the site is anticipated to be to Mill Road East. Within the vicinity of the site Mill Road East is located in Flood Zone 2. Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

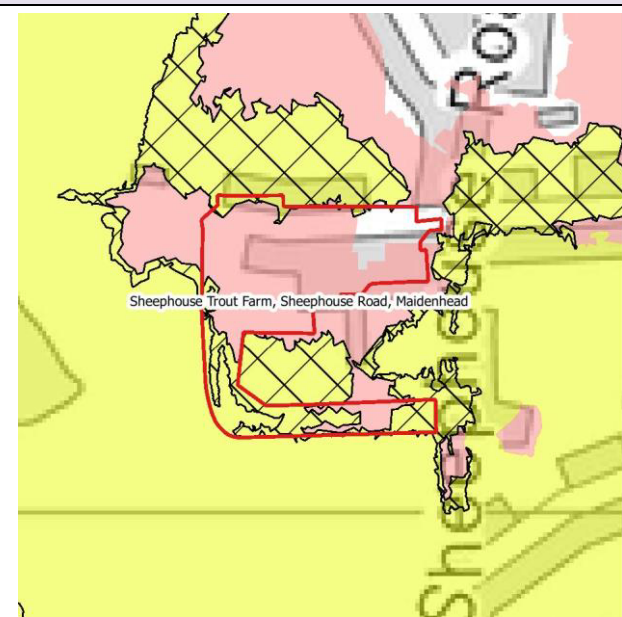
Yes – housing development within Flood Zone 3a at the Site will require the Exception Test to be satisfied. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

Sheephouse Trout Farm, Sheephouse Road

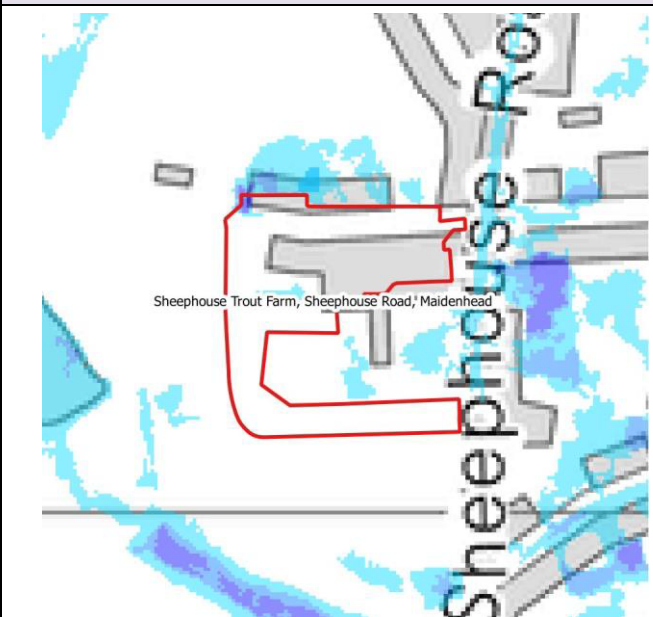
Maidenhead

Site Area (ha)		1.10							
Existing Site Use		Farm							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Thames							
Flood Zone 1	8.93%	Flood Zone 2	63.47%	Flood Zone 3a	27.60%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



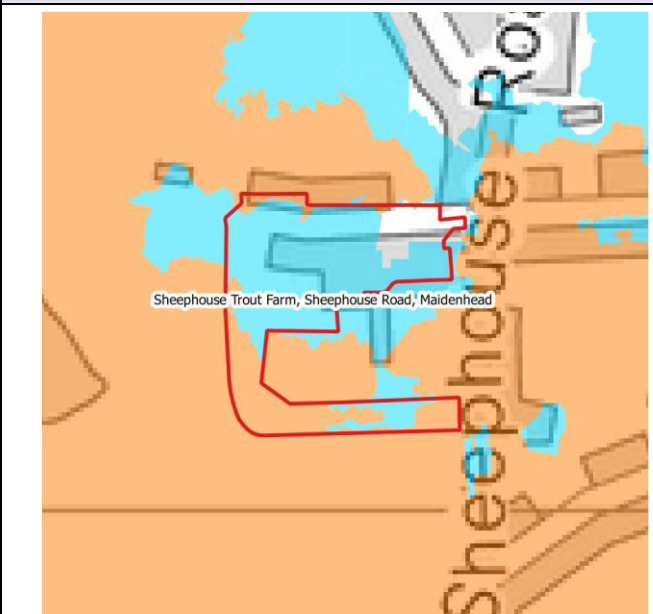
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>A small area of the site in the north-eastern corner is located in Flood Zone 1. The remainder of the northern part of the site is located in Flood Zone 2. The southern area is located in Flood Zone 3a, with a small section in Flood Zone 2. Most of the area located within Flood Zone 3a is located in an 'Area Benefitting from Defences' except for an area in the south-western part of the site. There are two areas of localised surface water flood risk within the site boundary; the area in the north-western corner is shown to be at low to high risk; the area in the centre is shown to be at low risk. The Site is not at risk of reservoir flooding and there is no risk of canal breach, groundwater and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Development of housing uses in Flood Zone 3b Functional Floodplain is not permitted in accordance with Table 3 of the NPPF.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by designing the onsite surface water drainage system to accommodate the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at high and medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes – if housing development is proposed in Flood Zone 3a the Exception Test will need to be satisfied. If housing development is only proposed in Flood Zones 1 and 2 the Exception Test will not need to be satisfied.

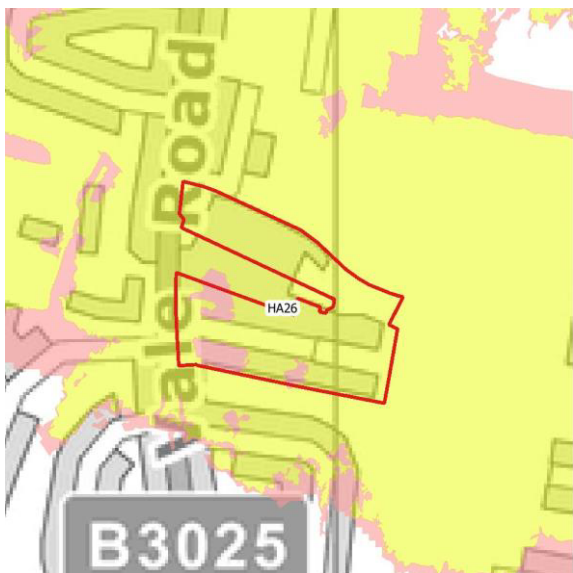
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Shirley Avenue (Vale Road Industrial Estate)

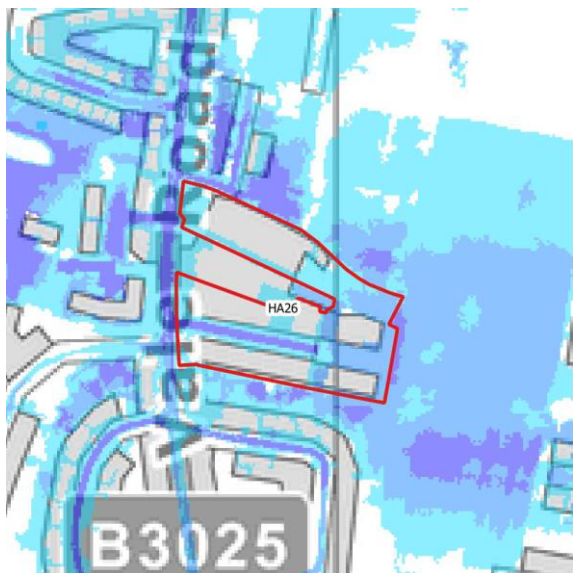
Windsor

Site Area (ha)		1.58								
Existing Site Use		Brownfield								
Proposed Site Use		Housing / Mixed Use								
River Catchment		River Thames								
Flood Zone 1	0%	Flood Zone 2	9.91%	Flood Zone 3a	90.09%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%	

Flood Map for Planning (Rivers and Sea)



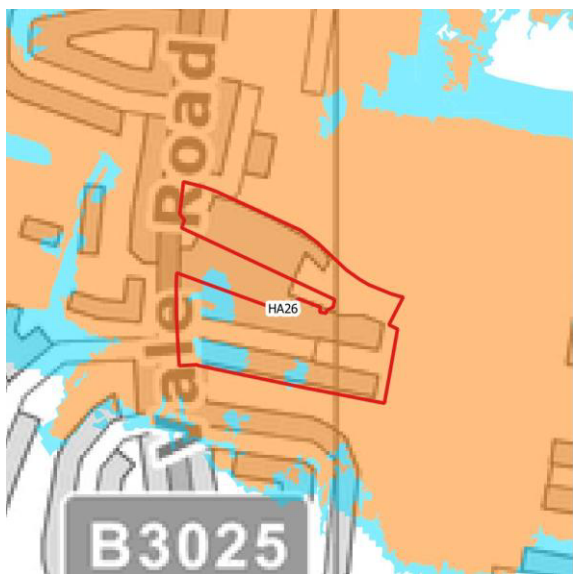
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The majority of the site is located in Flood Zone 3a, with the remainder in Flood Zone 2. A large portion of the site is at low and medium risk of surface water flood risk. A section of Shirley Avenue is shown to be at high risk of surface water flood. This area of high surface water risk is associated with an offsite overland flow path located to the west of the site which flows across Shirley Avenue towards the east. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Mixed use development may also include 'More Vulnerable' development and will also require the Exception Test to be satisfied.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a or in areas at medium and high risk of surface water flooding should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
Access / Egress Constraints
<p>The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.</p>
Is the site required to pass the Exception Test?
<p>Yes - housing development and mixed use development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.</p>

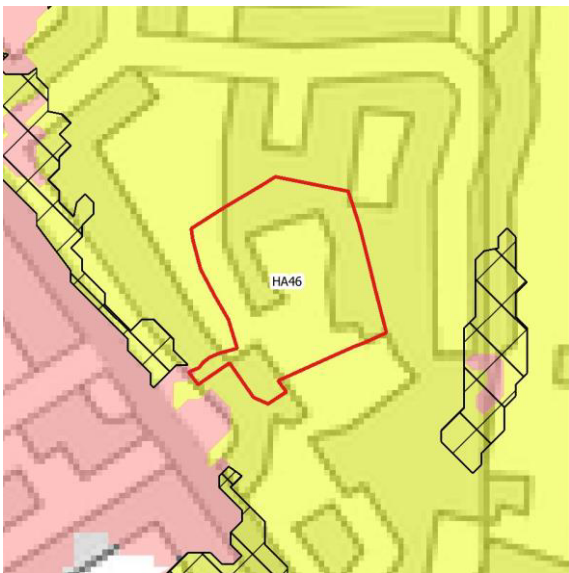
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Straight Works

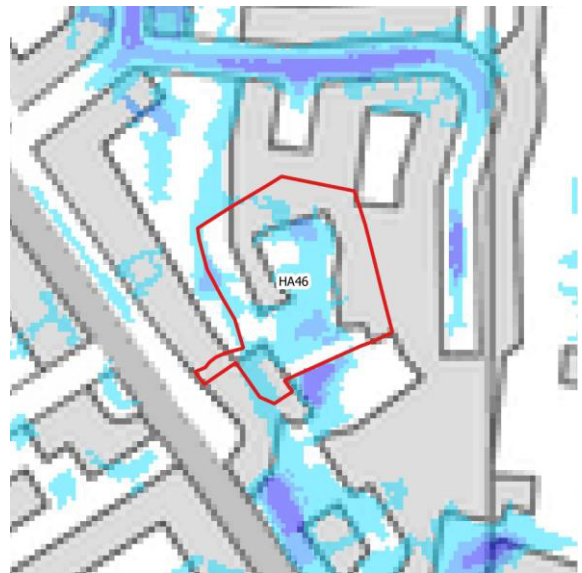
Old Windsor

Site Area (ha)		0.55							
Existing Site Use		Brownfield							
Proposed Site Use		Housing							
River Catchment		River Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	0.09%	Flood Zone 3a	99.91%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

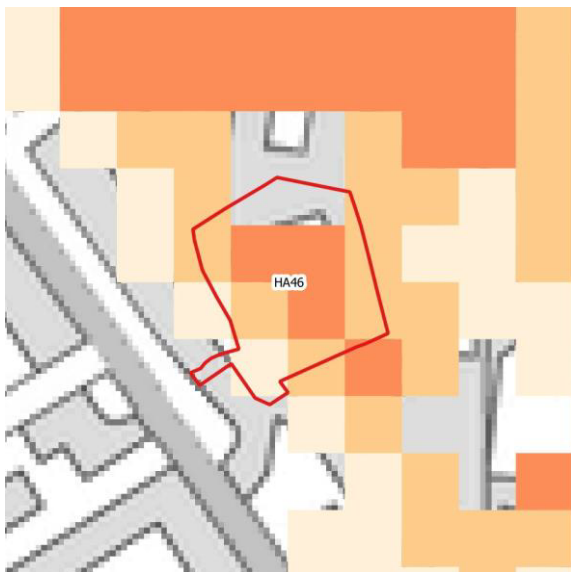
Flood Map for Planning (Rivers and Sea)



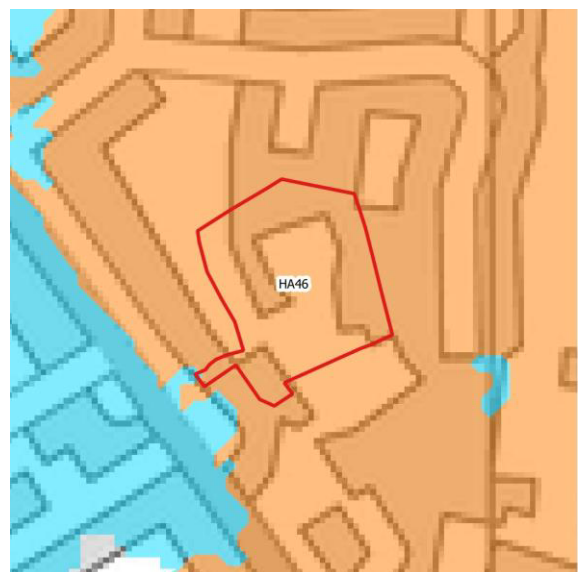
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
Almost the entire site is located in Flood Zone 3a, with less than 1% in Flood Zone 2. A significant portion of the site is shown to be at low to medium risk of surface water flooding. A large portion of the site is at a low risk of surface flooding, with an area of medium to high risk located in the central part of the site. The Site is at risk of reservoir flooding and there is no indication that it is at risk from canal breach, sewer and groundwater flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a or in areas at medium risk of surface water flooding should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
Development must reduce the building footprint currently located in Flood Zone 3a by a minimum of 5% to

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

increase floodplain capacity.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

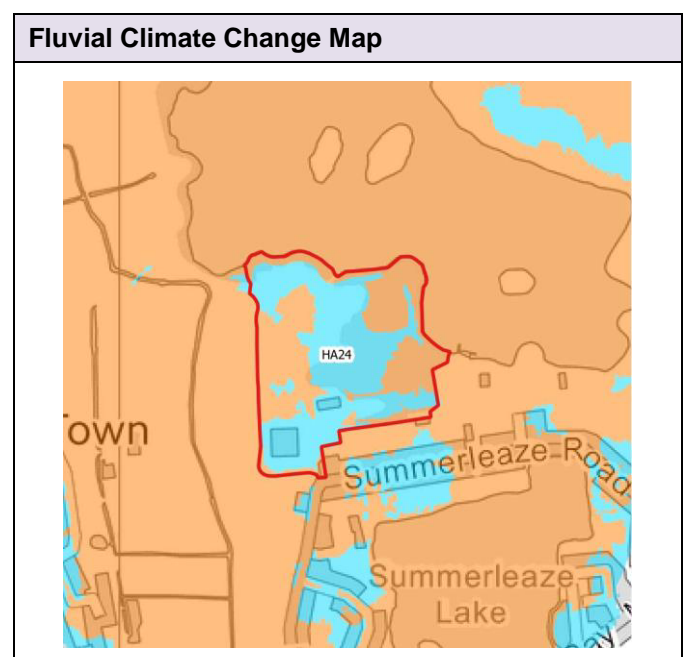
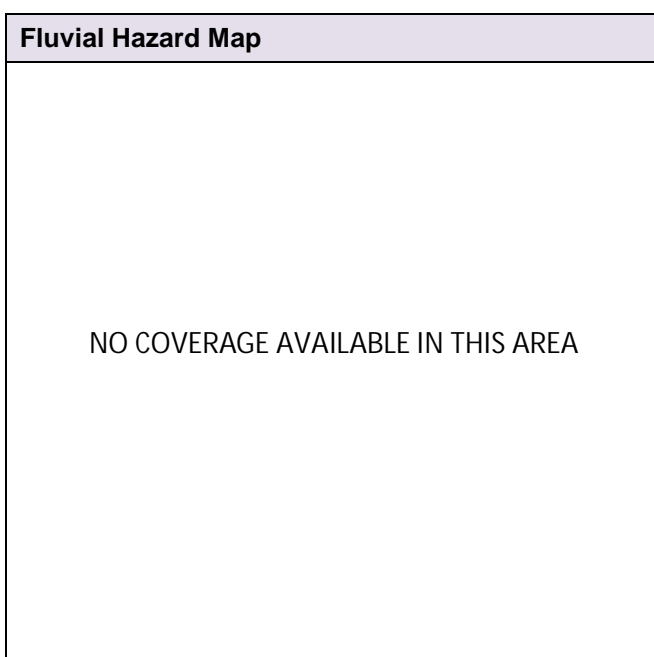
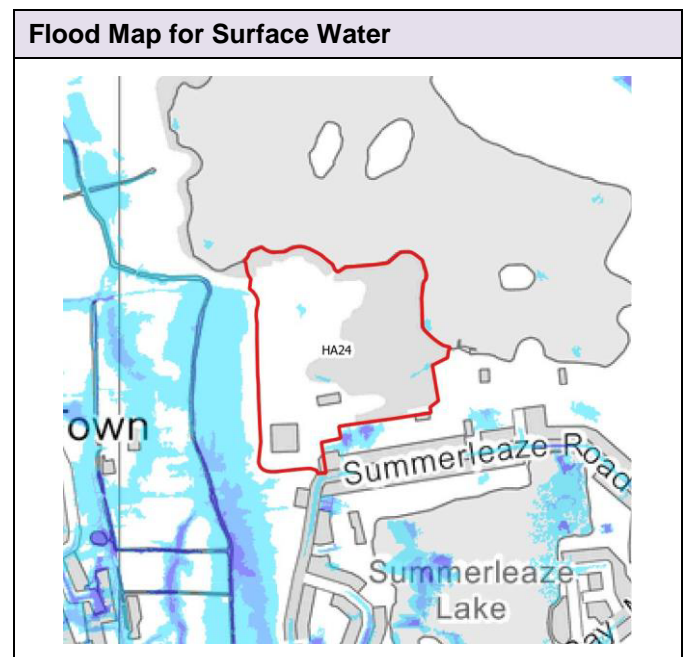
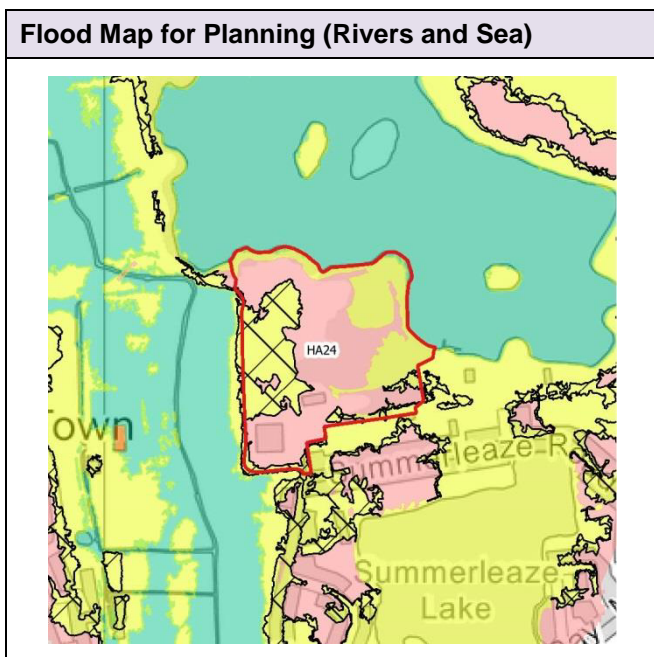
Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes - housing development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.

Summerleaze, Summerleaze Road Maidenhead									
Site Area (ha)		6.20							
Existing Site Use		Commercial							
Proposed Site Use		Housing							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	52.70%	Flood Zone 3a	46.16%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	1.14%



Flood Risk Issues and Considerations
Approximately 52% of the site is located within Flood Zone 2 and 46% in Flood Zone 3a. Just under 23% of the site is located within an 'Area Benefiting from Defences'; this area is wholly located within Flood Zone 3a. A very small area of the site is shown to be at a low risk of surface water flooding. The Site is not at risk of flooding from reservoirs and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk. Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not accepted in Flood Zone 3b Functional Floodplain. The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.
How should the proposed development take account of existing surface water flood risk and overland flows?
The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.
Sustainable Drainage Systems (SuDS)
SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing). The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.
Flood Resilience and Resistance Measures
Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² . As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

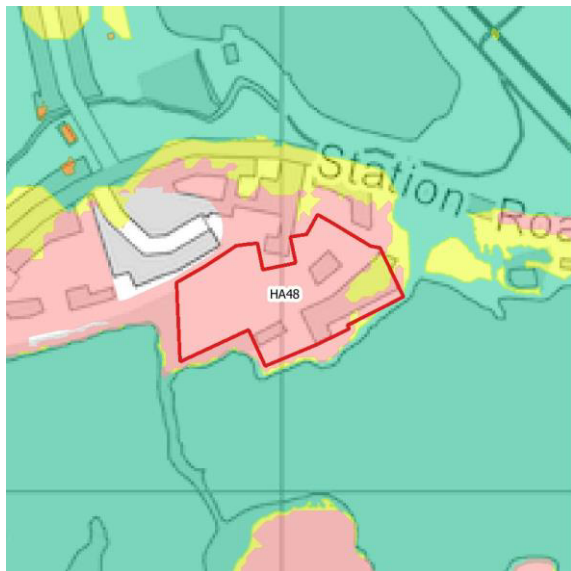
Yes - housing development is acceptable within Flood Zone 2, however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied.

Tithe Farm

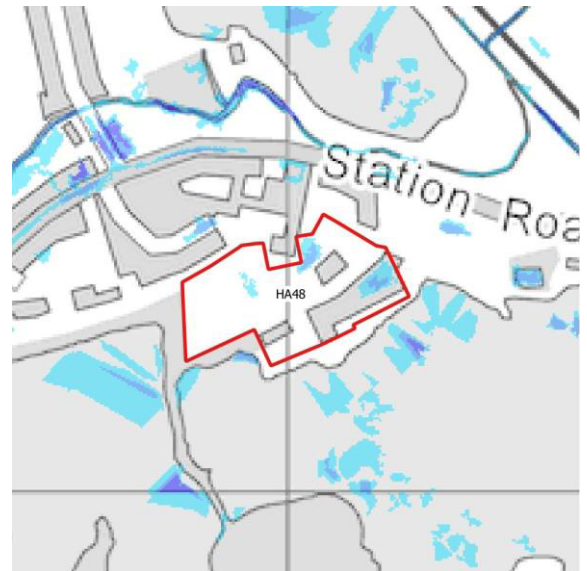
Wraysbury

Site Area (ha)		1.73							
Existing Site Use		Brownfield							
Proposed Site Use		Housing							
River Catchment		River Thames (Cookham and Egham) and Horton Brook							
Flood Zone 1	0%	Flood Zone 2	93.68%	Flood Zone 3a	6.29%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.05%

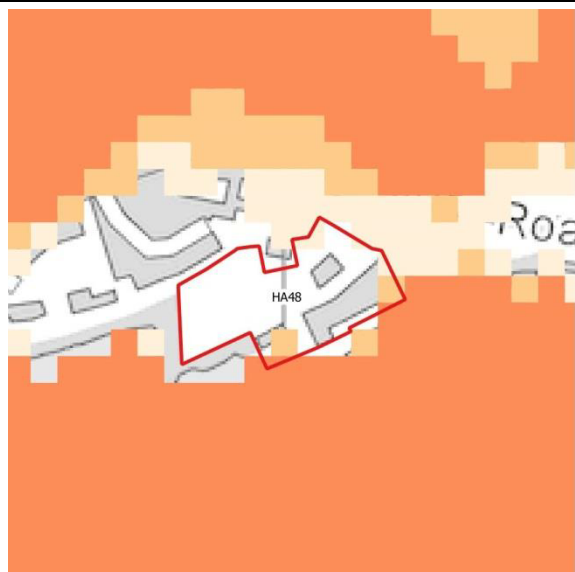
Flood Map for Planning (Rivers and Sea)



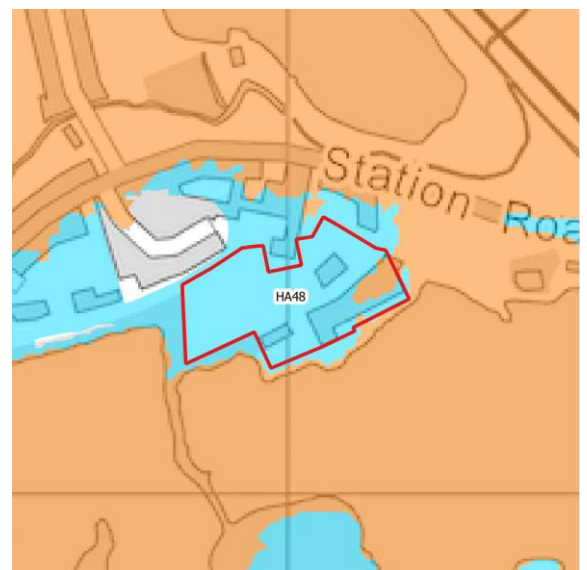
Updated Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

The majority of the site is situated within Flood Zone 2 with under 7% of the site being situated within Flood Zone 3a. A small area of the site (<1%) is situated within Flood Zone 3b Functional Floodplain. Localised areas of low and medium surface water flood risk exist on the site and around its boundary. The Site is located in an area at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

As the site is located within Flood Zones 2, 3a and 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be satisfied, the Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not acceptable in Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Any Proposed Development within Flood Zones 3a or areas with a medium risk of surface water flooding, should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the

impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Access / Egress Constraints

The site is surrounded by areas with a 1% of greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

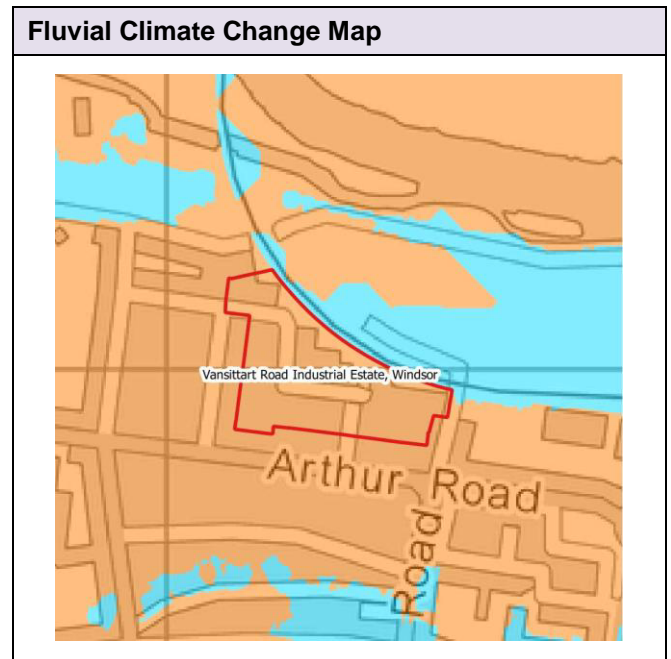
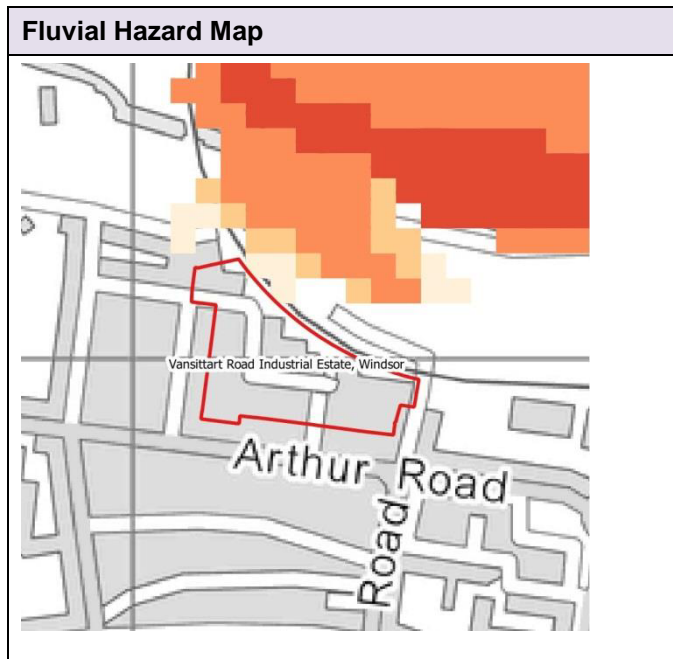
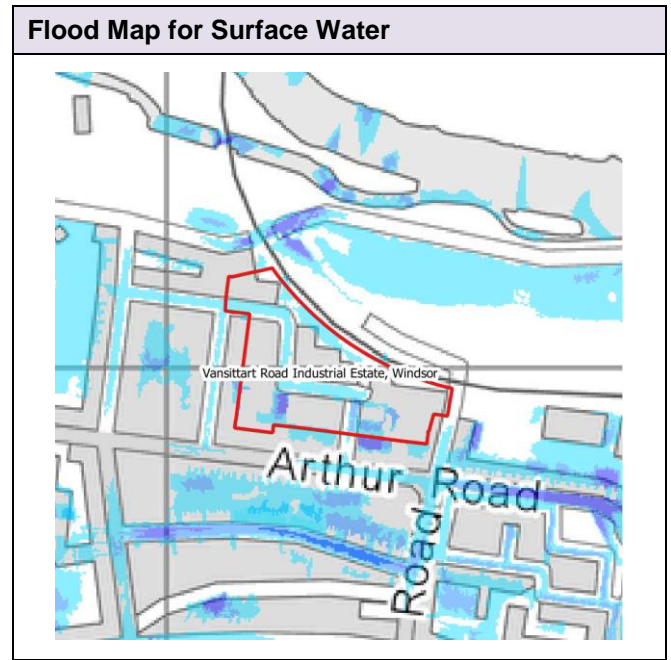
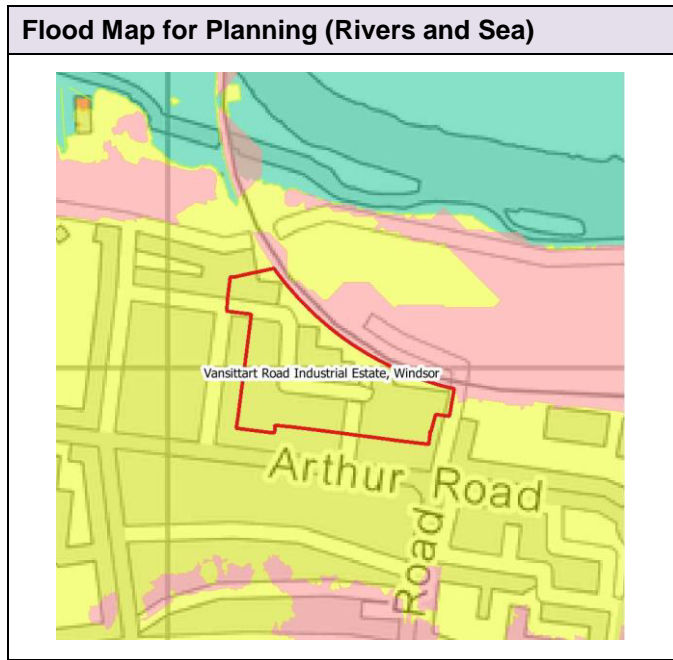
Is the site required to pass the Exception Test?

Yes - housing development may only be considered in Flood Zone 3a if the Exception Test can be passed. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Vansittart Industrial Estate									
Windsor									
Site Area (ha)		2.11							
Existing Site Use		Brownfield							
Proposed Site Use		Employment							
River Catchment		River Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	0.09%	Flood Zone 3a	99.91%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
All most the entire site is located in Flood Zone 3a, with less than 1% in Flood Zone 2. A significant portion of the site is shown to be at low and medium risk of surface water flooding. An overland flow route exists under the low risk scenario, flowing from the west onto the site. There is also an area shown to be at high risk of surface water flooding in the south-west corner of the site. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk. Employment use is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2 and Flood Zone 3a.
How should the proposed development take account of existing surface water flood risk and overland flows?
The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site. Development should be avoided in the areas of the site that are shown to be at medium and high risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.
Sustainable Drainage Systems (SuDS)
SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing). The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.
Flood Resilience and Resistance Measures
Any Proposed Development within Flood Zone 3a or in areas at medium and high risk of surface water flooding should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² .
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

<p>climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.</p>
<p>Access / Egress Constraints</p>
<p>The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.</p> <p>Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.</p> <p>The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements</p>
<p>Is the site required to pass the Exception Test?</p>
<p>No – employment use is not subject to the Exception Test in Flood Zone 2 or 3a.</p>

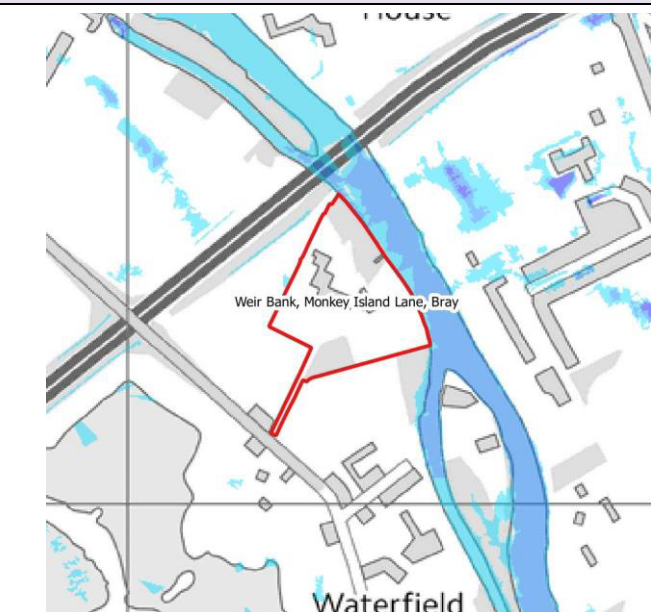
Weir Bank, Monkey Island Lane, Bray

Site Area (ha)		3.04							
Existing Site Use		Commercial / Industrial							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	5.84%	Flood Zone 3a	68.91%	Flood Zone 3b Developed	0.22%	Flood Zone 3b Functional Floodplain	25.03%

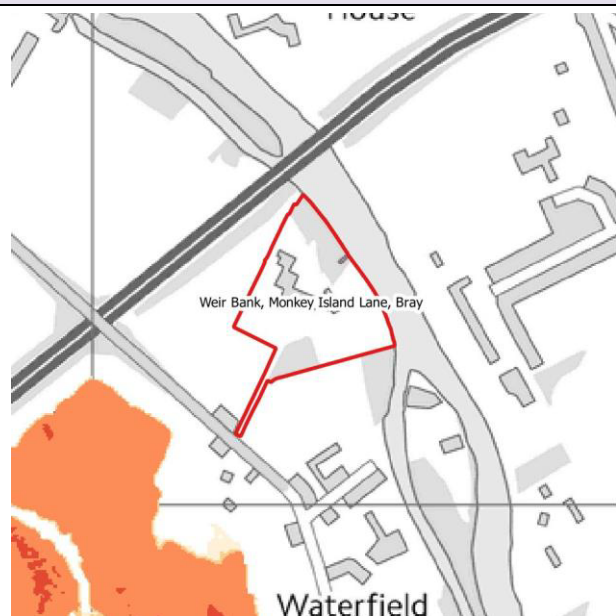
Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>The majority of the site is located in Flood Zone 3a. Three discrete areas of Flood Zone 2 are situated in the centre and northern area of the site. The eastern part of the site is located in Flood Zone 3b Functional Floodplain, with a small area of Flood Zone 3b Developed in the south-eastern corner. A very small section of the eastern boundary is shown to be at low risk of surface water flooding. The remainder of the site is at very low risk. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?
<p>As the site is located within Flood Zones 2, Flood Zone 3a, Flood Zone 3b Developed and Flood Zone 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not acceptable in Flood Zone 3b Developed or 3b Functional Floodplain.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>As the site is located in Flood Zones 3a, 3b Developed and 3b Functional Floodplain, resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

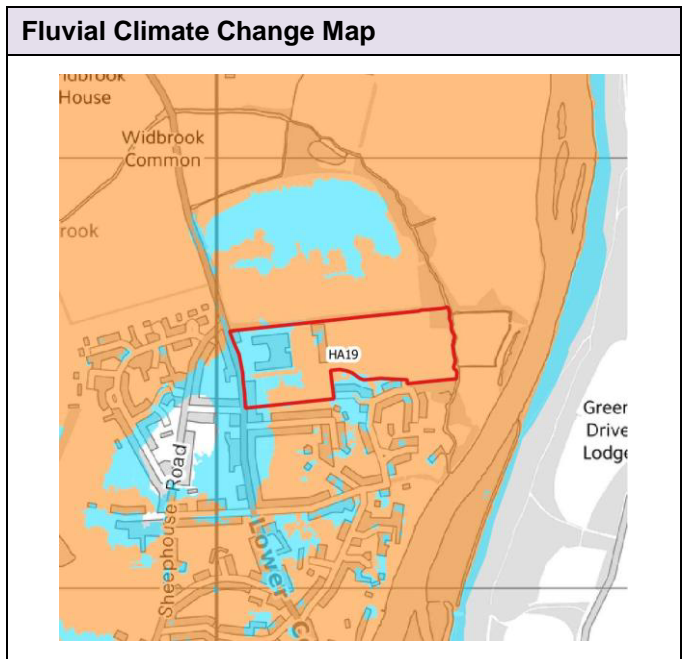
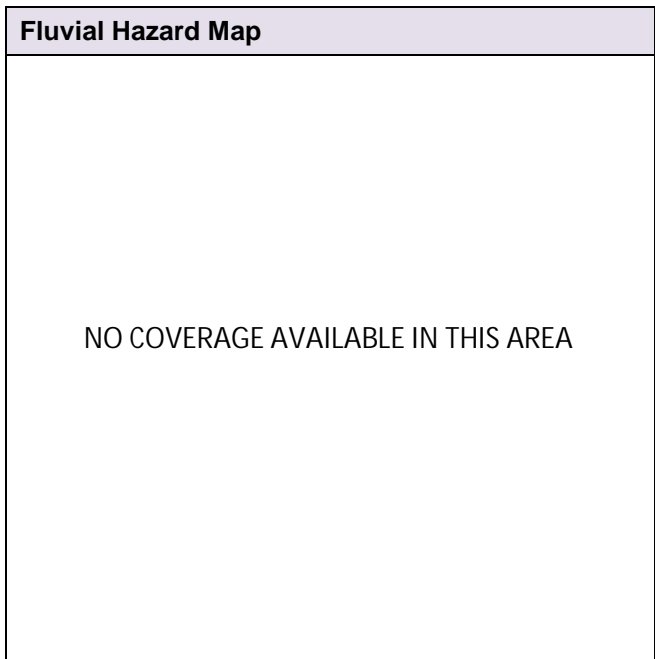
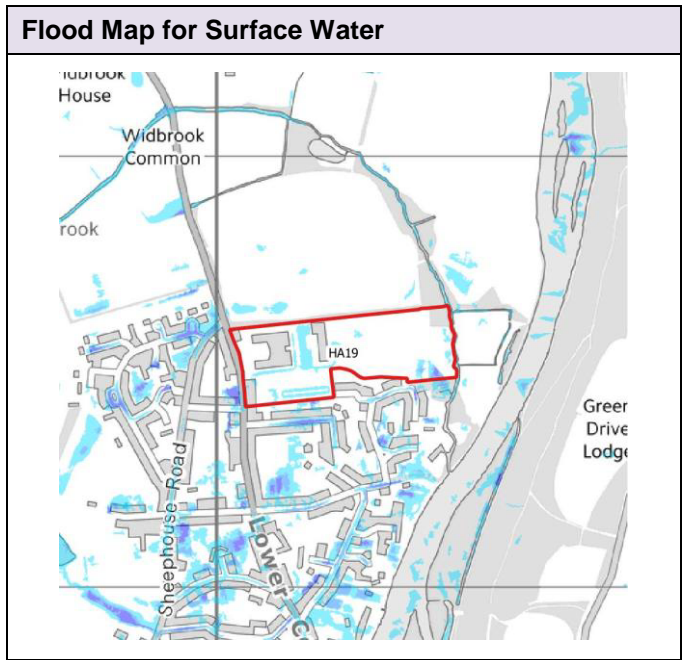
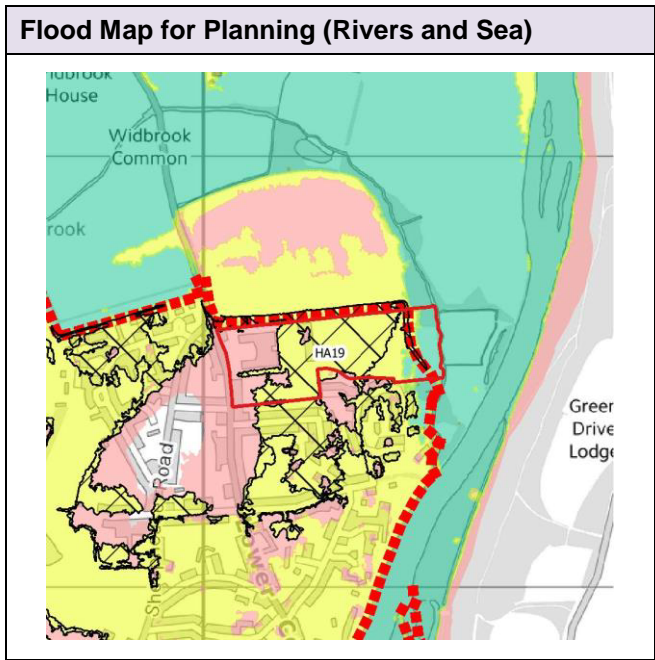
Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements

Is the site required to pass the Exception Test?

Yes – if housing development is proposed in Flood Zone 3a the Exception Test will need to be satisfied. If housing development is only proposed in Flood Zone 2 the Exception Test will not need to be satisfied.

Whitebrook Park									
Maidenhead									
Site Area (ha)		8.12							
Existing Site Use		Mixed							
Proposed Site Use		Housing							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	24.96%	Flood Zone 3a	62.92%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	12.11%



Flood Risk Issues and Considerations
<p>The site is located approximately 25% in Flood Zone 2, 63% in Flood Zone 3a and 12% in Flood Zone 3b Functional Floodplain. Most of the area located within Flood Zone 3a is located in an 'Area Benefitting from Defences' except for an area in the eastern part of the site. A number of areas of the site are shown to be at low risk of surface water flooding, all of which originate onsite and appear to be localised. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?
<p>As the site is located within Flood Zones 2, Flood Zone 3a and Flood Zone 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. . More Vulnerable development is not acceptable in Flood Zone 3b Functional Floodplain.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p> <p>As the site is also partially defended, it must be ensured that these defences are maintained and provide protection up to the 1% annual probability event plus climate change for the lifetime of the development.</p>
Floodplain Storage Capacity

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

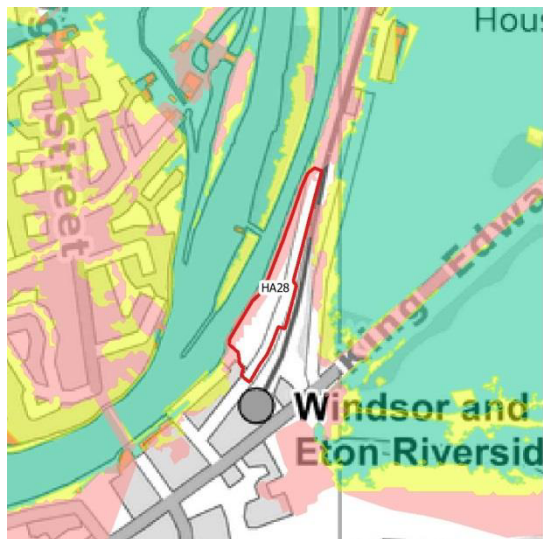
Yes - if development is proposed in Flood Zone 3a the site will be required to satisfy the Exception Test. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test. Housing development in Flood Zone 3b Functional Floodplain is not permitted based on Table 3 of the NPPF.

Windsor and Eton Riverside Station Car Park

Maidenhead

Site Area (ha)		0.86							
Existing Site Use		Greenfield							
Proposed Site Use		Housing							
River Catchment		River Thames (Cookham to Egham)							
Flood Zone 1	69.22%	Flood Zone 2	30.15%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.63%

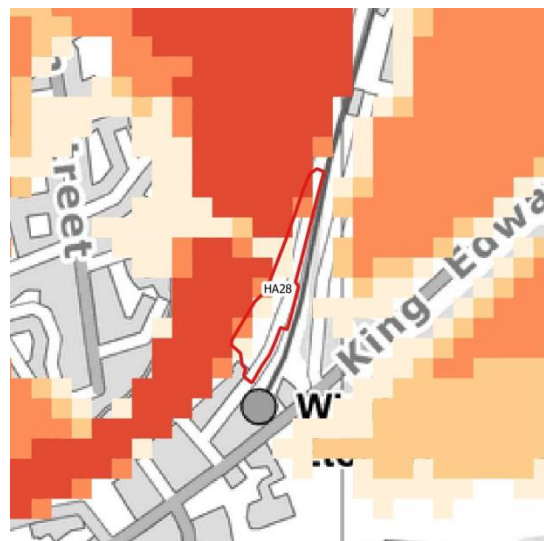
Flood Map for Planning (Rivers and Sea)



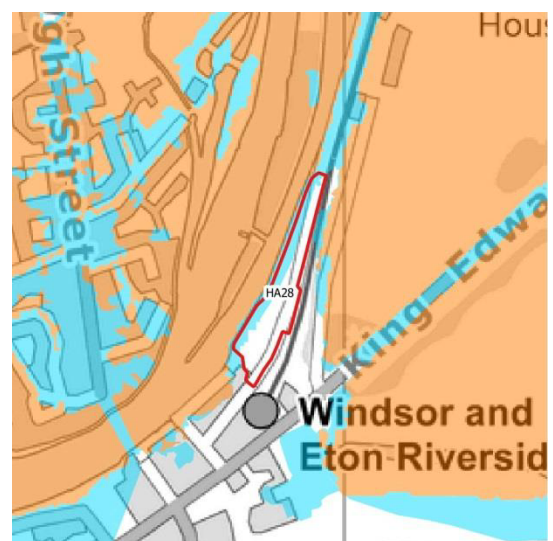
Updated Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
<p>Over two thirds of the site is situated within Flood Zone 1 and just under a third is situated within Flood Zone 2. A small part of the site (<1%) is situated within Flood Zone 3b Functional Floodplain.</p> <p>The site is not indicated to be at risk from surface water flooding. The Site is at risk of reservoir flooding and there is no indication that it is at risk from canal breach, groundwater and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3b?
<p>As the site is partly located within Flood Zone 2 and 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. More Vulnerable development is not acceptable in Flood Zone 3b Functional Floodplain.</p> <p>The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The site is not at risk of surface water flooding and there are no overland flow routes on site. Therefore, surface water flood risk is not anticipated to impact on the design of the proposed development.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Access / Egress Constraints
<p>Access from the site is onto Riverside Walk and Farm Yard, which provides a safe and dry access and egress route from the site to offsite facilities in Flood Zone 1.</p>
Is the site required to pass the Exception Test?
<p>No - housing development is acceptable in Flood Zones 1 and 2 and therefore the Exception Test is not required.</p>

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

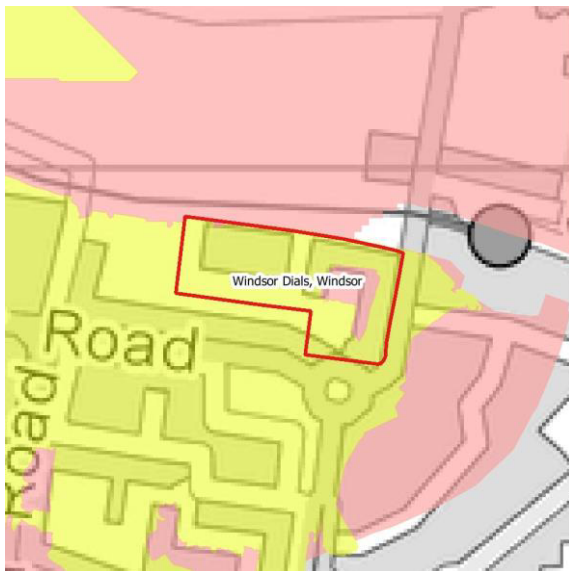
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Windsor Dials

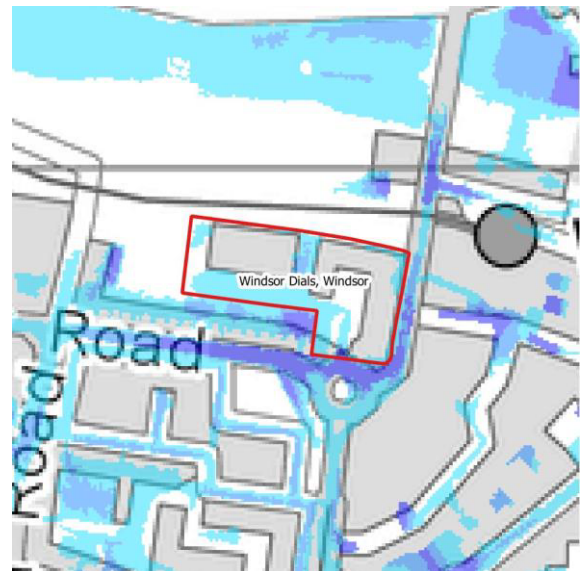
Windsor

Site Area (ha)		1							
Existing Site Use		Brownfield							
Proposed Site Use		Employment							
River Catchment		River Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	12.48%	Flood Zone 3a	87.52%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



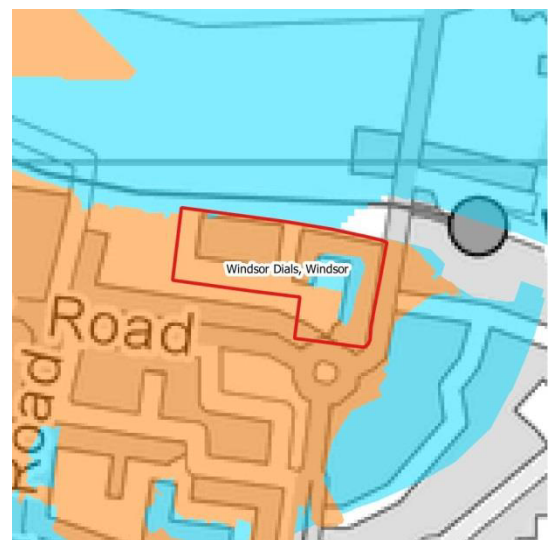
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
Over 85% of the site is located in Flood Zone 3a, with the remainder in Flood Zone 2. A large proportion of the site is at a low risk of surface water flooding, with an area of medium and high risk located in the northern part of the site. There are no overland flow routes on site and the surface water flood risk originates onsite and is localised. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach or sewer flooding.
How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?
As the site is located within Flood Zones 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk. Employment use is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2 and 3a. The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 2.
How should the proposed development take account of existing surface water flood risk and overland flows?
The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site. Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.
Sustainable Drainage Systems (SuDS)
SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing). The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.
Flood Resilience and Resistance Measures
Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² .
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

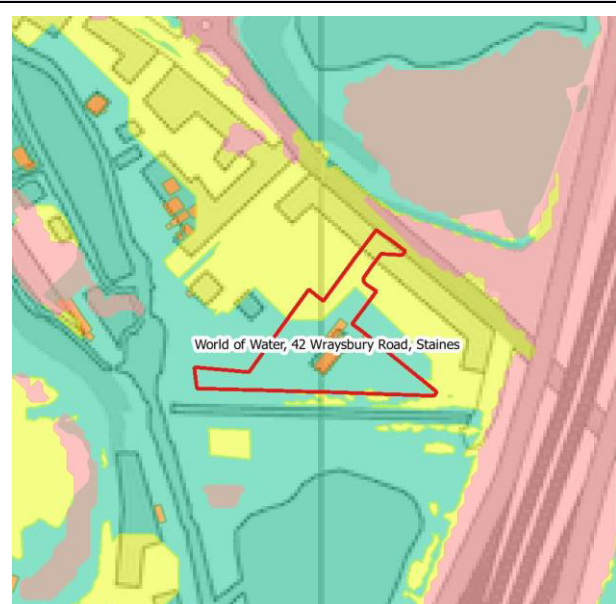
Is the site required to pass the Exception Test?

No - employment development is acceptable within Flood Zone 2 and 3a and is therefore, not required to satisfy the Exception Test.

World of Water, 42 Wraysbury Road, Staines

Site Area (ha)		0.79							
Existing Site Use		Leisure							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Colne							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	19.48%	Flood Zone 3b Developed	9.87%	Flood Zone 3b Functional Floodplain	70.65%

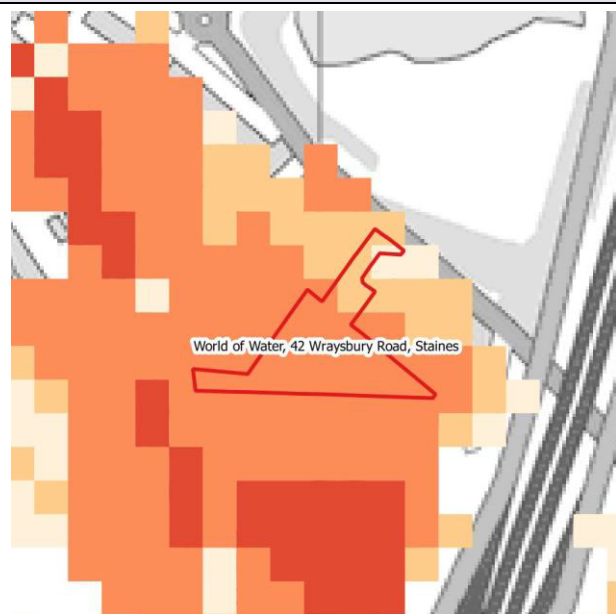
Flood Map for Planning (Rivers and Sea)



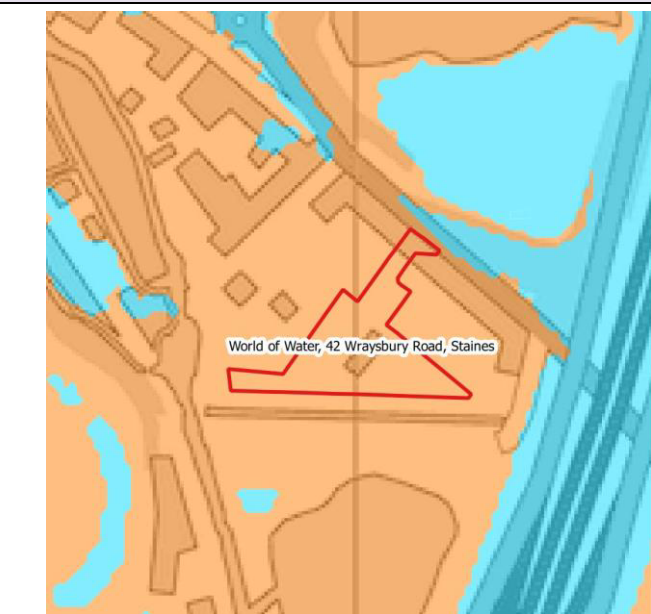
Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
Nearly three-quarters of the site is located in Flood Zone 3b Functional Floodplain. The remaining areas are located in Flood Zone 3a and Flood Zone 3b Developed. The southern and south-eastern areas of the site are shown to be at low to high risk of surface water flooding. The Site is at risk of reservoir flooding and there is no indication that it is at risk from groundwater, sewer and canal breach flooding.
How should the proposed development take account of areas in Flood Zone 3a and Flood Zone 3b?
<p>As the site is located within Flood Zones 3a, 3b Developed and 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing use is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 2; however it may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p> <p>More Vulnerable development is not acceptable in Flood Zone 3b Developed or 3b Functional Floodplain. However, as development already exists on part of the site, development is considered appropriate within Flood Zone 3b Developed, subject to passing the Exception Test. Development must be positioned in the same location as the existing buildings so as not to disturb the flow dynamics of the flood waters, and must reduce the existing building footprint by a minimum of 5%.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.</p> <p>Development should be avoided in the areas of the site that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>Any Proposed Development within Flood Zone 3a should incorporate resilience and resistance measures, so as to ensure the development is safe for its lifetime and that site users are not at risk.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% or greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

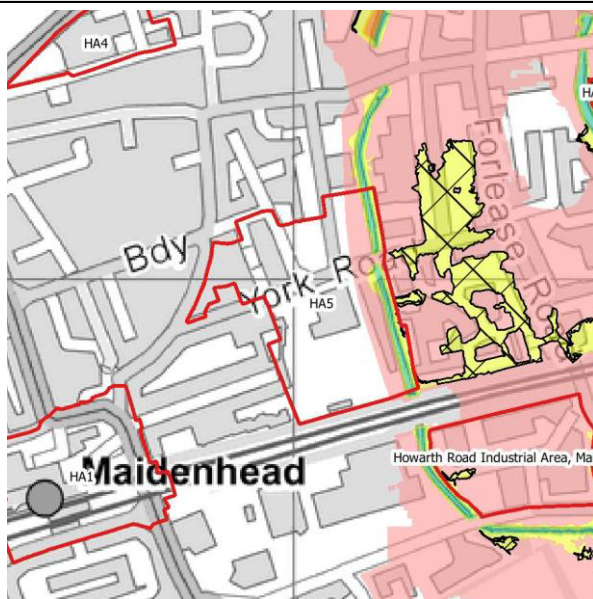
Yes - housing development may only be considered in Flood Zone 3a if the Exception Test can be satisfied. Development in Flood Zone 3b Developed must be positioned in the same location as the existing buildings and must reduce the existing building footprint by 5%.

York Road

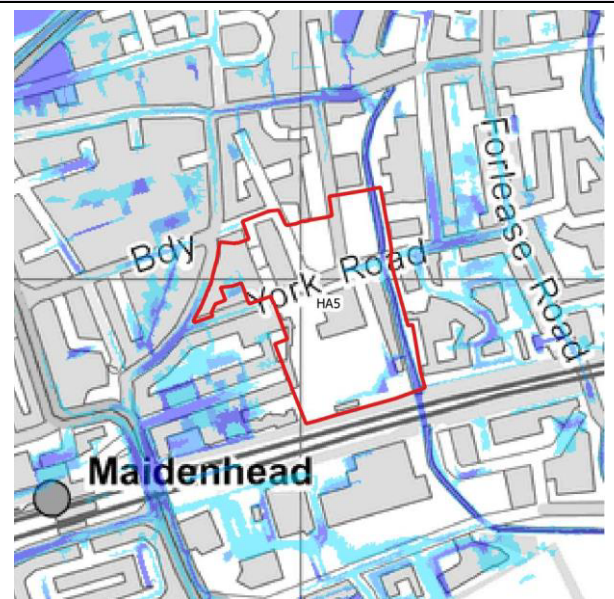
Maidenhead

Site Area (ha)		4.5							
Existing Site Use		Mixed (leisure, employment, car parking)							
Proposed Site Use		Housing / Mixed Use							
River Catchment		Maidenhead Ditch							
Flood Zone 1	76.29%	Flood Zone 2	15.26%	Flood Zone 3a	4.08%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	4.37%

Flood Map for Planning (Rivers and Sea)



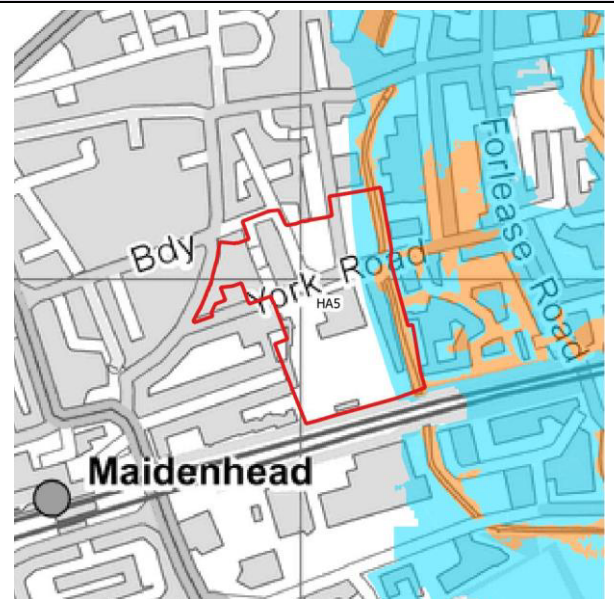
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is located in Flood Zones 1, 2, 3a and 3b Functional Floodplain. These zones are associated with a drain that runs within the eastern site boundary. Areas of low, medium and high risk of surface water flooding exist in the east of the site and along parts of the western boundary. The Site is not at risk of reservoir flooding and there is no indication that it is at risk from groundwater, canal breach and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, 3a and Flood Zone 3b?

A site specific Flood Risk Assessment must be prepared to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zones 1 and 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. Mixed use development may also include 'More Vulnerable' development and will also require the Exception Test to be satisfied. Housing and mixed use developments are not appropriate in Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by designing the onsite surface water drainage system to accommodate the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at high and medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

As the site is located in Flood Zones 3a and 3b Functional Floodplain, resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.
Access / Egress Constraints
It is assumed that access from the site will be from York Road or one of the other roads passing through the site. York Road and the other roads provide a safe access and egress to the west of the site.
Is the site required to pass the Exception Test?
Yes – if housing development is proposed in Flood Zone 3a the Exception Test will need to be satisfied. If housing development is only proposed in Flood Zones 1 and 2 the Exception Test will not need to be satisfied. The exception test will not be required for mixed use development proposed in Flood Zone 2 or 3a.

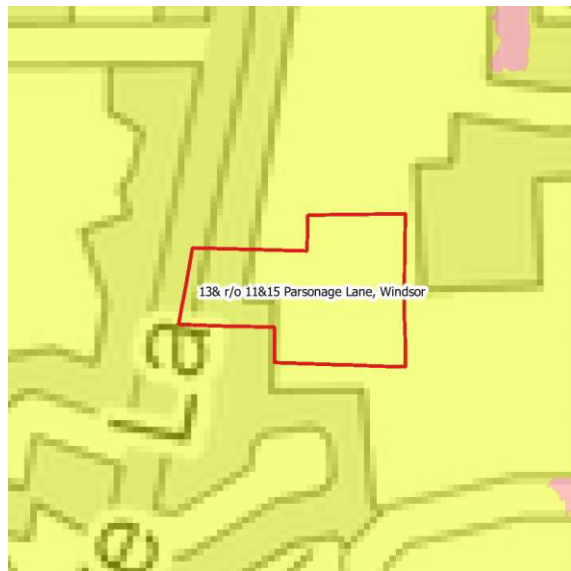
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

13 and rear of 11 and 15 Parsonage Lane

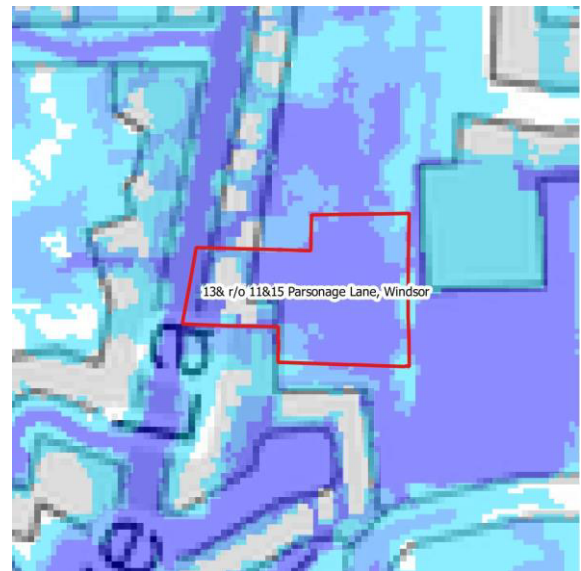
Windsor

Site Area (ha)		0.38							
Existing Site Use		Residential							
Proposed Site Use		Potential Development Site (Housing)							
River Catchment		Thames (Cookham to Egham)							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	100%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



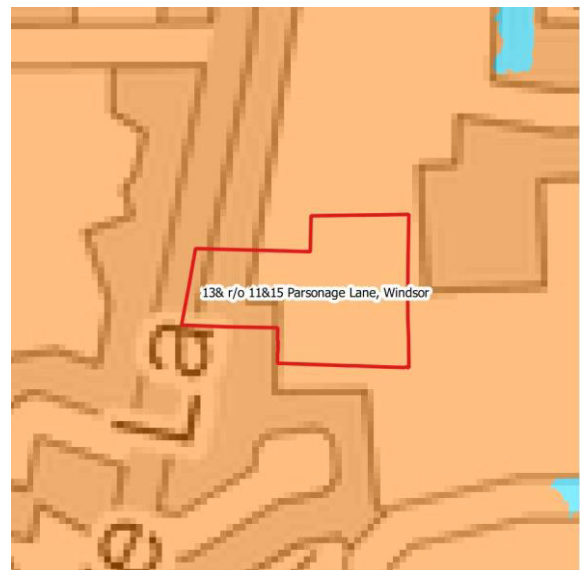
Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations
The site is located entirely in Flood Zone 3a. Approximately 70% of the site is also shown to be located in an area of high risk of surface water flooding, which is connected to offsite areas that are also at high risk. Areas of medium and low surface water flood risk also cover the site. The site is not shown to be at risk of reservoir, canal, groundwater and sewer flooding.
How should the proposed development take account of areas in Flood Zone 3a?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.</p> <p>Housing development is considered to be 'More Vulnerable' development type according to Table 2 of the NPPF. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that 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. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
Development should be avoided in the areas that are shown to be at medium and high risk of surface water flooding. Alternatively, this risk may be mitigated by accommodating flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at high or medium risk of surface water flooding, development must not increase flood risk either to the development or neighbouring property.
Sustainable Drainage Systems (SuDS)
<p>SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>The site is proposed in a Flood Zone 3a area which is also at low, medium and high risk of surface water flooding therefore resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume,

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.

Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

Access from the site is assumed to be from Parsonage Lane to the west. Parsonage Lane is located in Flood Zone 3a and therefore safe access will not be available via this route during a 1% annual probability event or greater.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes – housing development in Flood Zone 3a requires the Exception test to be satisfied.

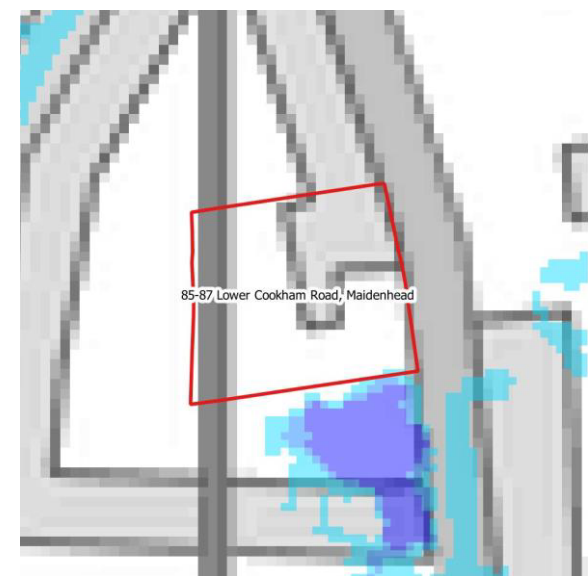
85 – 87 Lower Cookham Road

Site Area (ha)		0.26							
Existing Site Use		Housing							
Proposed Site Use		Potential Development Site (Housing)							
River Catchment		Maidenhead Ditch							
Flood Zone 1	0%	Flood Zone 2	100%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map

NO COVERAGE AVAILABLE IN THIS AREA

Fluvial Climate Change Map



Flood Risk Issues and Considerations

The site is located entirely in Flood Zone 2. An area of low and medium surface water flood risk impinges on the south eastern site boundary. The Site is not at risk of reservoir, canal, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2?

A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system or by ensuring that development enables surface water to collect in these areas unimpeded, for example by raising the development with voids beneath. If the development is required to be located in an area shown to be at medium risk of surface water flooding, development must not increase flood risk to either the development or neighbouring property.

Sustainable Drainage Systems (SuDS)

The use of SuDS is considered suitable in Flood Zone 2 areas.

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

If development is proposed in areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Access / Egress Constraints

Access from the Site is onto the A4094 Lower Cookham Road. The site and Lower Cookham Road adjacent to the site are located in Flood Zone 2. Lower Cookham Road also passes through Flood Zone 3 north and south of the site. Safe access and egress is therefore not anticipated to be possible for this site.

Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

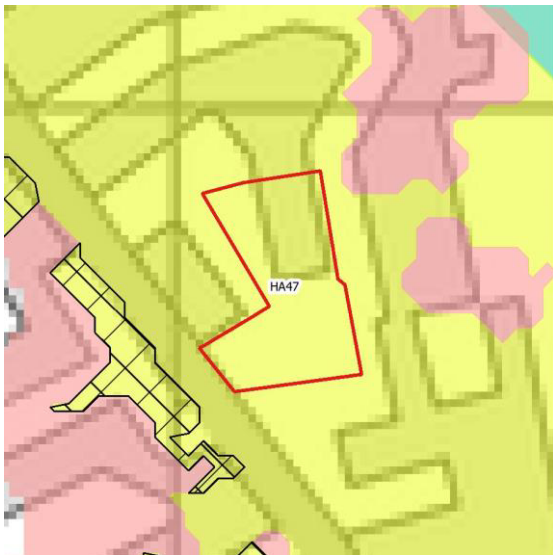
Is the site required to pass the Exception Test?
No – housing development is acceptable in Flood Zone 2 and therefore the Exception Test is not required.

95 Straight Road

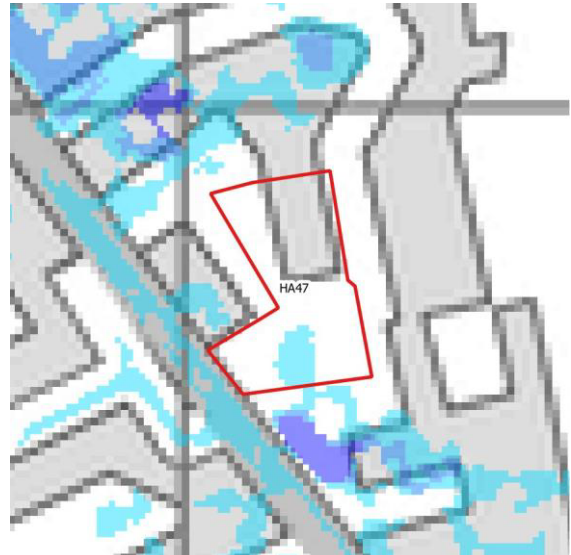
Old Windsor

Site Area (ha)		0.25							
Existing Site Use		Brownfield							
Proposed Site Use		Housing							
River Catchment		River Thames							
Flood Zone 1	0%	Flood Zone 2	0%	Flood Zone 3a	100%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

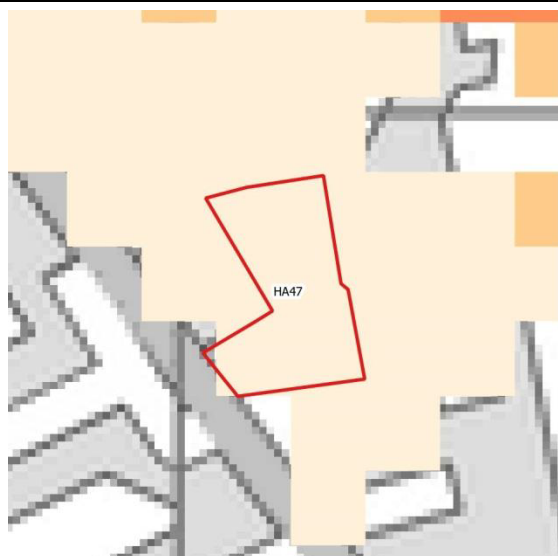
Flood Map for Planning (Rivers and Sea)



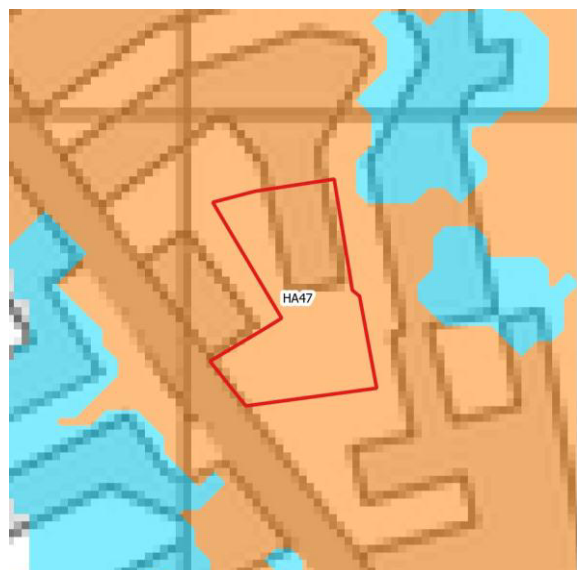
Updated Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations
The site is wholly situated within Flood Zone 3a. A small area of the site along the southern boundary has a low risk of surface water flooding. The Site is located within an area at risk of reservoir flooding and is not at risk of canal, groundwater and sewer flooding.
How should the proposed development take account of areas in Flood Zone 3a?
As the site is located in Flood Zone 3a a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk. Housing development is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF. More Vulnerable development may only be considered in Flood Zone 3a if the Exception Test can be passed. For the Exception Test to be passed, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk.
How should the proposed development take account of existing surface water flood risk and overland flows?
The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.
Sustainable Drainage Systems
SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing). The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.
Flood Resilience and Resistance Measures
As the site is located in Flood Zones 3a, resilience and resistance measures should be incorporated into the Proposed Development so as to ensure the development is safe for its lifetime and that site users are not at risk. For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction ¹ and the Flood Risk and Coastal Change Planning Practice Guidance ² .
Floodplain Storage Capacity
Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis. Due to the high proportion of the site being within Flood Zone 3, it may be difficult to achieve the necessary flood storage compensation that is likely to be required to accommodate the loss of storage presented by the proposed development. Discussions with the Environment Agency will be required to

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

agree appropriate measures to manage flood risk to all parties and these measures justified within a NPPF compliant Flood Risk Assessment.

Access / Egress Constraints

The site is surrounded by areas with a 1% of greater annual probability of river flooding and safe access and egress is not therefore, anticipated to be possible for this site.

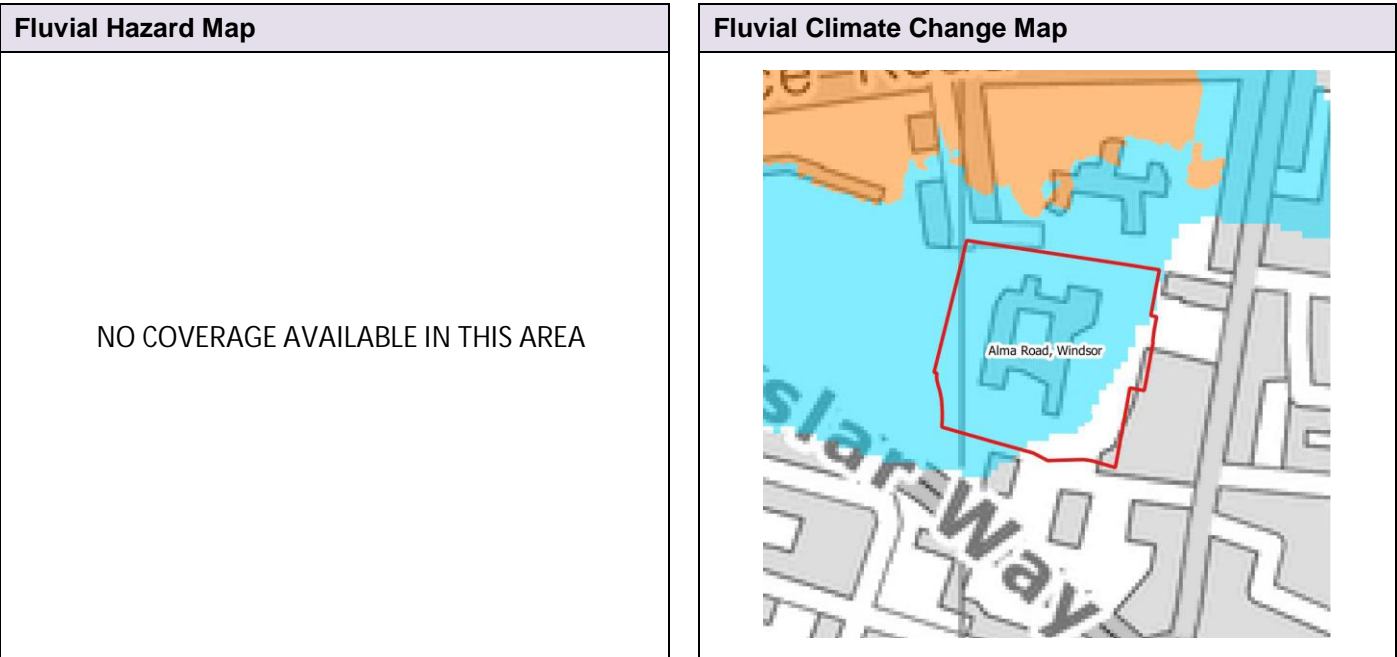
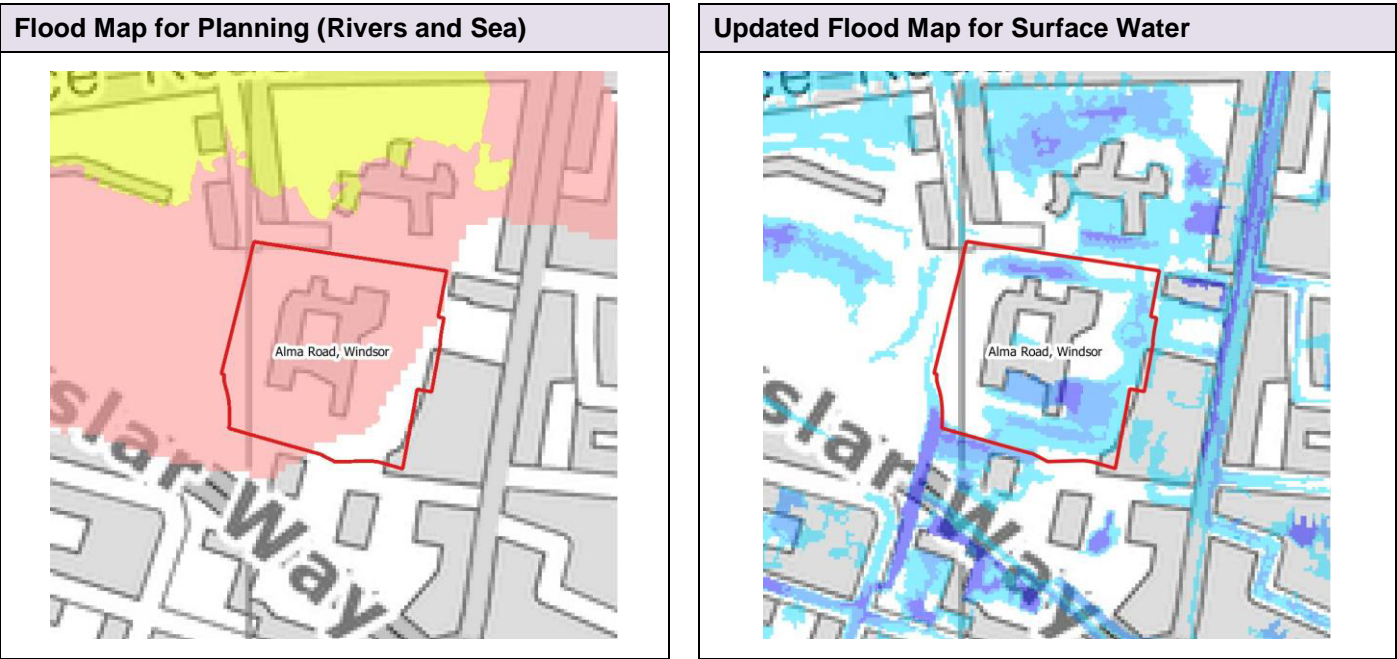
Since there does not appear to be safe access or egress a specific and robust evacuation or emergency plan and accompanying operation & management plan will need to be agreed with both the Royal Borough and the Environment Agency. These plans will need to take account of the impacts of climate change and will need to form part of a NPPF compliant Flood Risk Assessment.

The Royal Borough will need to ensure that the plans are suitable through appropriate planning conditions or agreements.

Is the site required to pass the Exception Test?

Yes - housing development may only be considered in Flood Zone 3a if the Exception Test can be passed.

Alma Road									
Windsor									
Site Area (ha)		1.84							
Existing Site Use		Brownfield							
Proposed Site Use		Employment							
River Catchment		River Thames							
Flood Zone 1	14.15%	Flood Zone 2	85.85%	Flood Zone 3a	0%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%



Flood Risk Issues and Considerations
<p>Approximately 85% of the site is situated within Flood Zone 2, with the south eastern corner of the site situated in Flood Zone 1. Areas in the north and south of the site are shown to be at high risk of surface water flooding, whilst areas in the north, east and south of the site are at medium and low risk. A number of overland flow routes with a low to high risk of surface water flooding are shown to the north, south and east of the site, which join with the areas of surface water flood risk within the site boundary. The Site is not within a reservoir flood risk area and is not at risk of canal, groundwater and sewer flooding.</p>
How should the proposed development take account of areas in Flood Zone 2?
<p>A site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.</p> <p>Employment use is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF. Less Vulnerable development is acceptable in both Flood Zone 1 and 2.</p> <p>The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are located in the areas of the lowest flood risk, i.e. Flood Zone 1.</p>
How should the proposed development take account of existing surface water flood risk and overland flows?
<p>The areas of the site at high risk of surface water flooding are in located in the north and south of the site, with flood depths of over 900mm expected in these locations. Development should not be located in these areas.</p> <p>The overland flow routes must not be restricted by the proposed development, either through ensuring the development is not located in this area, or by ensuring that development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in a flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.</p>
Sustainable Drainage Systems (SuDS)
<p>SuDS are suitable for use in Flood Zone 1 and 2.</p> <p>The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.</p>
Flood Resilience and Resistance Measures
<p>If development is proposed in areas with a medium risk of surface water flooding, resilience and resistance measures should be incorporated into the development, so as to ensure it is safe for its lifetime and that site users are not at risk.</p> <p>For further information on flood resilience and resistance measures refer to Improving the flood performance of new buildings: flood resilient construction¹ and the Flood Risk and Coastal Change Planning Practice Guidance².</p>
Access / Egress Constraints
<p>The access road leading from the site onto Alma Road, to the east, provides a safe and dry evacuation route to offsite amenities that is wholly located in Flood Zone 1 at present. However, since much of the site sits within Flood Zone 2 appropriate measures must be put in place to ensure safe access and egress for the lifetime of the development, taking account of the impacts of climate change. This will need to be justified within an NPPF compliant Flood Risk Assessment.</p>
Is the site required to pass the Exception Test?

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

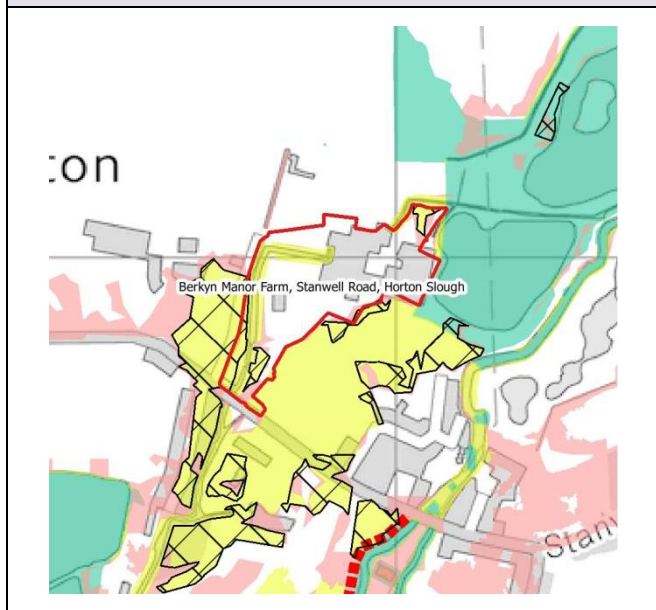
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

No – development for employment use is compatible within both Flood Zone 1 and 2; therefore the Exception Test is not required.

Berkyn Manor Farm, Stanwell Road, Horton Slough

Site Area (ha)		3.66							
Existing Site Use		Farm / Industrial Uses							
Proposed Site Use		Proposed Development Site (Housing)							
River Catchment		River Colne							
Flood Zone 1	69.76%	Flood Zone 2	5.37%	Flood Zone 3a	24.83%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0.04%

Flood Map for Planning (Rivers and Sea)



Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

Over two-thirds of the site is located in Flood Zone 1. The existing access road is located in Flood Zone 3a, which equates to approximately a quarter of the site. There are small areas of Flood Zone 2 in the south-western and eastern areas of the site. The site borders an area of Flood Zone 3b Functional Floodplain, with a very small area of the site falling in this area (<1%). Parts of Flood Zone 3a in the south-western and north-eastern parts of the site are shown to be covered by an 'Area Benefitting from Defences'. Parts of the existing access road within the site boundary is shown to be at low risk of surface water flooding, with the southern section forming part of an overland flow route to the south. A small area of medium surface water flood risk is located in the southern part of the site, adjacent to Stainwell Road. The Site is located within a reservoir flood risk area and it is not at risk of canal, groundwater and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2, Flood Zone 3a and Flood Zone 3b?

As the site is located within Flood Zones 2, Flood Zone 3a and Flood Zone 3b Functional Floodplain, a site specific Flood Risk Assessment must be prepared, to demonstrate that the Proposed Development will not be subject to unacceptable flood risk.

Housing is considered to be a 'More Vulnerable' development type according to Table 2 of the NPPF and is appropriate in Flood Zone 1 and Flood Zone 2. Housing may only be considered in Flood Zone 3a if the Exception Test can be satisfied. For the Exception Test to be satisfied, the FRA must demonstrate that the development will be safe for its lifetime taking account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The wider sustainability benefits to the community must also be shown to outweigh the flood risk. More Vulnerable development is not acceptable in Flood Zone 3b Functional Floodplain.

The sequential approach should be applied to ensure the most vulnerable aspects of the proposed development are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems (SuDS)

Proposed SuDS at the site should be located in Flood Zone 1 and 2 areas.

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

As the site is located in Flood Zones 3a, resilience and resistance measures should be incorporated into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

Floodplain Storage Capacity

If development in Flood Zone 3a is proposed, the developer must demonstrate how the overall volume of the floodplain lost from Flood Zone 3 will be accommodated on a level-for-level basis. The developer must also demonstrate how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume that will be lost as a result of the proposed development on a level-for-level basis.

Alternatively, measures should be incorporated within the design of the development to ensure the development does not impact on the floodplain. The developer must be able to demonstrate that there are no adverse impacts on proposed or neighbouring development as a consequence of developing in the floodplain.

Access / Egress Constraints

Access from the site will be to Stainwell Road. Although the section of Stainwell Road onto which the site access will join is located in Flood Zone 1, the sections to the east and west are located in Flood Zone 2 and 3a.

Appropriate measures must be put in place to ensure safe access and egress for the lifetime of the development, taking account of the impacts of climate change. This will need to be justified within a NPPF compliant Flood Risk Assessment.

Is the site required to pass the Exception Test?

Yes – housing development within Flood Zone 3a at the Site will require the Exception Test to be satisfied. If development is only proposed in Flood Zone 2 the site will not be required to satisfy the Exception Test.

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

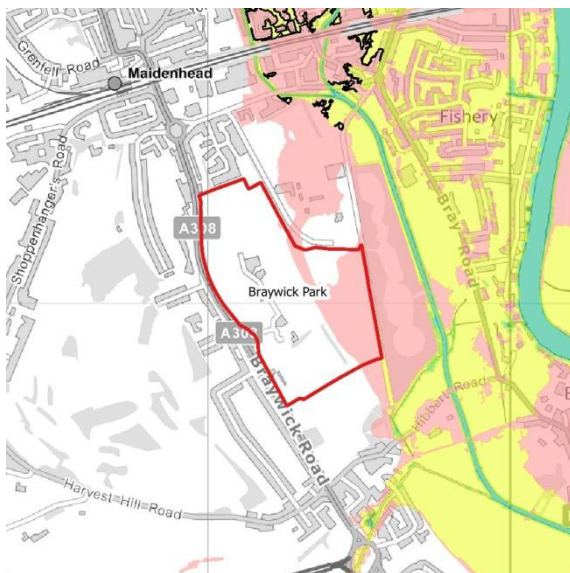
² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Braywick Park

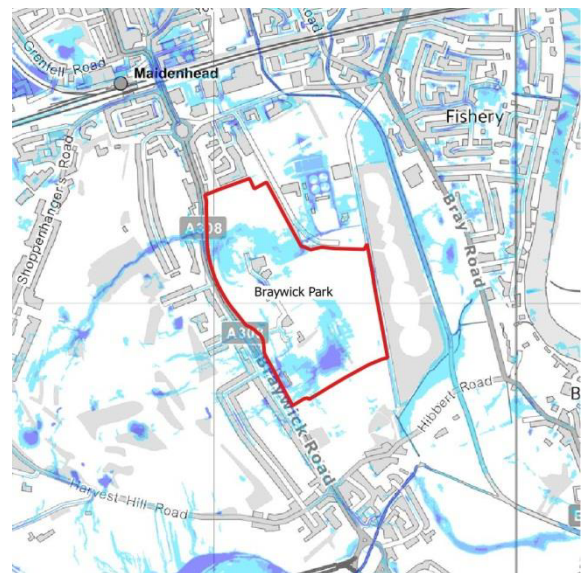
Maidenhead

Site Area (ha)		25.72							
Existing Site Use		Greenfield							
Proposed Site Use		Leisure							
River Catchment		The Cut and Maidenhead Ditch							
Flood Zone 1	78.28%	Flood Zone 2	21.68%	Flood Zone 3a	0.04%	Flood Zone 3b Developed	0%	Flood Zone 3b Functional Floodplain	0%

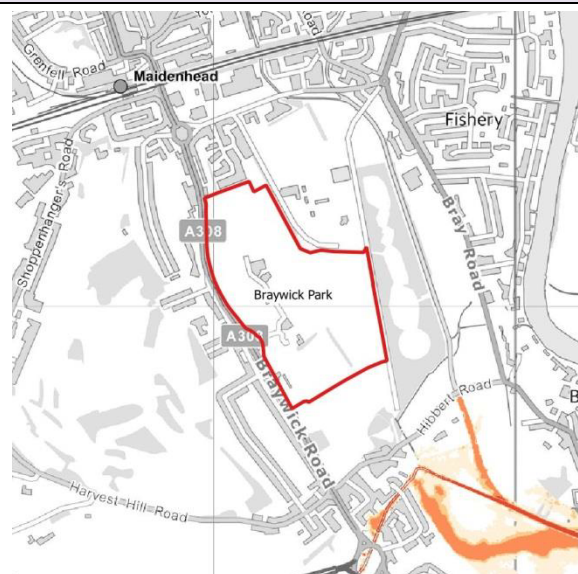
Flood Map for Planning (Rivers and Sea)



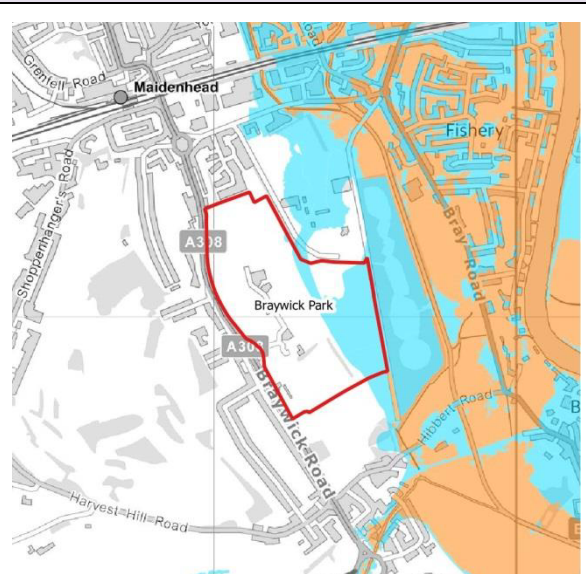
Updated Flood Map for Surface Water



Fluvial Hazard Map



Fluvial Climate Change Map



Flood Risk Issues and Considerations

Just over three quarters of the site is located in Flood Zone 1. The eastern part of the site is located within Flood Zone 2, with a very small area (<1%) located in Flood Zone 3a along the eastern boundary.

The site is at a low to high risk of surface water flooding, with high risk areas covering a small area in the centre of the site and a larger area in the southern section. The surface water flood risk within the site boundary is part of overland flow paths, which flow from west to east.

The Site is at risk of reservoir flooding and it is not at risk from groundwater, canal and sewer flooding.

How should the proposed development take account of areas in Flood Zone 2 and Flood Zone 3a?

As the site is partly located within Flood Zone 2 and Flood Zone 3a, a site specific Flood Risk Assessment must be prepared, to demonstrate that the proposed development will not be subject to unacceptable flood risk.

Leisure use is considered to be a 'Less Vulnerable' development type according to Table 2 of the NPPF and is acceptable in Flood Zone 2 and Flood Zone 3a.

The sequential approach should be applied to the proposed development to ensure the most vulnerable aspects are allocated to the areas of the lowest flood risk, i.e. Flood Zone 1.

How should the proposed development take account of existing surface water flood risk and overland flows?

The areas shown to be at low risk of surface water flooding are not anticipated to constrain development at the site.

Development should be avoided in the areas of the site that are shown to be at high and medium risk of surface water flooding. Alternatively, this risk could be mitigated by accommodating the flows within the onsite surface water drainage system. Development must also not impede existing surface water flow routes within the vicinity of the site, either through ensuring the development is not located in this area, or by ensuring that the development enables flows to continue unimpeded, for example by raising the development with voids beneath. If the development is required to be located in the flow path route, re-routing of the flow path must not increase flood risk to the development and neighbouring property.

Sustainable Drainage Systems

SuDS should be located outside Flood Zones 3a and 3b wherever possible. The ability of SuDS to function should take into account the protection for flooding and specifically in terms of storage volumes and discharge flow rates. SuDS in Flood Zone 3 should incorporate measures to prevent attenuation being utilised by flood waters as well as secondary impacts from flood waters on the design (such as restricted flow rates, floatation and backwashing).

The surface water drainage system for any proposed development should manage surface water onsite for all events up to and including the 1% annual probability event plus climate change. Development of the site may also provide opportunities for the site surface water drainage system to reduce offsite surface water flood risk.

Flood Resilience and Resistance Measures

Development in Flood Zone 3a and areas at medium and high risk of surface water flooding should incorporate flood resilience and resistance measures into the Proposed Development, so as to ensure the development is safe for its lifetime and that site users are not at risk. Flood resilience and resistance measures may also be appropriate for development in Flood Zone 2 to ensure the development is designed to account for the impact of climate change.

For further information on flood resilience and resistance measures refer to [Improving the flood performance of new buildings: flood resilient construction](#)¹ and the [Flood Risk and Coastal Change Planning Practice Guidance](#)².

¹ Department for Communities and Local Government (2007) Flood resilient construction of new buildings, available online at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Floodplain Storage Capacity
<p>Evidence must be provided to demonstrate how the overall volume of the floodplain lost from Flood Zone 3a will be accommodated on a level-for-level basis. Evidence must also be provided showing how areas of floodplain compensation provide a minimum increase in storage volume of 5% of the existing volume, plus allowance for climate change, that will be lost as a result of the proposed development on a level-for-level basis.</p> <p>Alternatively, measures should be incorporated within the design of the development to ensure the development does not impact on the floodplain. The developer must be able to demonstrate that there are no adverse impacts on proposed or neighbouring development as a consequence of developing in the floodplain.</p>
Access / Egress Constraints
<p>Much of the site is not at risk of flooding, now and in the future. Access from the site is onto Braywick Road, which provides a safe and dry access and egress route from the site to offsite facilities in Flood Zone 1.</p>
Is the site required to pass the Exception Test?
<p>No – leisure development is permitted within Flood Zone 2 and Flood Zone 3a and does not require the Exception Test to be satisfied.</p>

² Department for Communities and Local Government (2016) Flood Risk and Coastal Change Planning Practice Guidance, available online at: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Appendix D

Developer Guidance: NPPF Flood Risk

1 - Development site and location				
QUESTION 1.A	Where is the development site located? (eg postal address and national grid reference)			
QUESTION 1.B	What is the current use of the site? (eg undeveloped land, housing, shops, offices)			
QUESTION 1.C	Which Flood Zone (for river or sea flooding) is the site within? (ie Flood Zone 1, Flood Zone 2, Flood Zone 3).	Note the Environment Agency Flood Zones are expected to be updated in the Summer of 2018		
	Environment Agency Flood Maps For Planning			
	Local Flood Risk Management Strategy, December 2014			
	RBWM Preliminary Flood Risk Assessment, 2017 Update			
	RBWM Strategic Flood Risk Assessment, June 2017			
Flood Zone	Definition			
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)			
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)			
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)			
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. RBWM has determined this flood plain as being the 1 in 20 (5%) flood extent, and the mapping is provided as part of the Strategic Flood Risk Assessment, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)			
QUESTION 1.D	According to the Environment Agency "Flood Maps For Planning" what is the surface water (pluvial) flood risk for the Site.			
Surface Water Flood Risk	Definition			
High	Means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.			
Medium	Means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.			
Low	Means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.			
Very Low	Means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.			
QUESTION 1.E	According to the Environment Agency "Flood Maps For Planning" is the Site in an area at risk of reservoir flooding?			
	<i>An area is considered at risk if peoples' lives could be threatened by an uncontrolled release of water from a reservoir. If a location is at risk, flooding from reservoirs is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. However, there is a residual risk of failure, and the closer to a reservoir the higher the potential risk and consequenc, which should be discussed as part of an application.</i>			
QUESTION 1.F	Is the Site in an area susceptible to Groundwater Flooding?			
	Areas Susceptible to Groundwater Flooding			
Susceptibility to Groundwater Flooding	Definition			
>= 75%	Potential for groundwater flooding to occur at surface.			
>=50% <75%	Potential for groundwater flooding of property situated below ground level.			
>=25% <50%	Limited potential for groundwater flooding to occur.			
<25%	Negligible groundwater flood risk at surface.			
QUESTION 1.F	Does the area have a history of flooding, confirm that RBWM, Sewer Authority and Environment Agency have been consulted.			
QUESTION 1.G	Is the Site located in a Critical Drainage Area?	Yes / No	If yes, a detailed FRA will be required.	Critical Drainage Areas (*.shp)
QUESTION 1.H	Is the Site located within 15 m of a watercourse?	Yes / No	If yes, Environment Agency should be consulted.	Environment

2 - Development proposals							
QUESTION 2.A	What are the development proposal(s) for this site? Will this involve a change of use of the site and, if so, what will that change be? Confirm that the Site is classified as a major development. http://www.legislation.gov.uk/uksi/2010/2184/made "major development" means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where — (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;						
QUESTION 2.B	In terms of vulnerability to flooding, what is the vulnerability classification of the proposed development?						
QUESTION 2.C	According to the Vulnerability Classification and Flood Zone are the development proposals, appropriate, require the exception test, inappropriate?		Appropriate [✓]		Requires Exception Test [ET]		Inappropriate [*]
Vulnerability Classification	Development Types	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b		
Essential infrastructure	Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.	✓	✓	ET	ET		
	Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid Wind turbines.	✓	✓	ET	ET		
		✓	✓	ET	ET		
Highly vulnerable	Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.	✓	ET	*	*		
	Emergency dispersal points.	✓	ET	*	*		
	Basement dwellings.	✓	ET	*	*		
	Caravans, mobile homes and park homes intended for permanent residential use.	✓	ET	*	*		
	Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials)	✓	ET	*	*		
More vulnerable	Hospitals	✓	✓	ET	*		
	Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.	✓	✓	ET	*		
	Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.	✓	✓	ET	*		
	Non-residential uses for health services, nurseries and educational establishments.	✓	✓	ET	*		
	Landfill* and sites used for waste management facilities for hazardous waste.	✓	✓	ET	*		
	Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.	✓	✓	ET	*		
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	✓	✓	✓	*		
	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.	✓	✓	✓	*		
		✓	✓	✓	✓		
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 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.	✓	✓	✓	✓		
		✓	✓	✓	✓		
✓	Proposed use is compatible with the flood zone classification						
ET	Proposed use will require passing of the Sequential Test, and demonstration of the Exception Test						
*	Not compatible with flood zone classification						
QUESTION 2.D	What is the expected or estimated lifetime of the proposed development likely to be? (eg less than 20 years, 20-50 years, 50-100 years?).						
	Residential development should be considered for a minimum of 100 years						
	The lifetime of a non-residential development depends on the characteristics of that development. Planners should use their experience within their locality to assess how long they anticipate the development being present for. Developers would be expected to justify why they have adopted a given lifetime for the development, for example, when they are preparing a site-specific flood risk assessment.						

3.1 - Sequential test		
For developments in flood zones 2 or 3 only. (If the development site is wholly within flood zone 1, you can skip this section and go to Section 4). For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.		
QUESTION 3.1.A	What other locations with a lower risk of flooding have you considered for the proposed development?	
QUESTION 3.1.B	If you have not considered any other locations, what are the reasons for this?	
QUESTION 3.1.C	Explain why you consider the development cannot reasonably be located within an area with the lowest probability of flooding (flood zone 1); and, if your chosen site is within flood zone 3, explain why you consider the development cannot reasonably be located in flood zone 2. See Table 1 for definitions of the flood zones.	
QUESTION 3.1.D	As well as flood risk from rivers or the sea, have you taken account of the risk from any other sources of flooding in selecting the location for the development?	
QUESTION 3.1.E	Has RBWM confirmed in writing that the Site is Sequentially Appropriate for the use being proposed.	

3.2 - Exception Test		
For Flood Zone Classifications and Vulnerabilities not requiring the Exception Test, skip this section and go to Section 4.		
QUESTION 3.2.A	PART 1 OF THE EXCEPTION TEST: it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared.	
QUESTION 3.2.B	PART 2 OF THE EXCEPTION TEST: a site-specific flood risk assessment must demonstrate that 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	

4. Climate Change

The latest climate change guidance is published by the Environment Agency for use in the assessment of flood risk <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Fluvial Allowances				
Thames River Basin District	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)	
Upper end	25.0%	35.0%	70.0%	
Higher central	15.0%	25.0%	35.0%	
Central	10.0%	15.0%	25.0%	

	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b
Essential infrastructure	Central	Upper End & Higher Central	Upper End	Upper End
Highly vulnerable	Central	Upper End & Higher Central	Development should not be permitted	Development should not be permitted
More vulnerable	Central	Higher Central & Central	Upper End & Higher Central	Development should not be permitted
Less vulnerable	Central	Higher Central & Central	Higher Central & Central	Development should not be permitted
Water-compatible development	Central	Central	Central	Central

Rainfall (Pluvial) Allowances				
Rainfall Increases Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)	
Upper end	10.0%	20.0%	40.0%	
Central	5.0%	10.0%	20.0%	

QUESTION 4.A	What impacts will climate change have on the fluvial flood risk at the site, what if any, mitigation is required?	
QUESTION 4.B	What impacts will climate change have on the pluvial flood risk at the site, what if any, mitigation is required?	

5 - Site specific flood risk				
QUESTION 5.A	What is/ are the main source(s) of flood risk to the site? (eg tidal/sea, fluvial or rivers, surface water, groundwater, other?). You should consider the flood mapping available from the Environment Agency, the Strategic Flood Risk Assessment for the area, historic flooding records and any other relevant and available information.			
QUESTION 5.B	Is the Site in Flood Zone 1, but in an area that would be isolated during a flood event (i.e. a dry Island)?	Yes / No	If yes how big (Ha)?	
QUESTION 5.C	Is the Site shown to be at risk of flooding from a tidal source, if so which one(s)?	Yes / No	If yes what is it?	
QUESTION 5.D	Is the Site, or any works associated with it, within 20 m of a tidal source, or tidal flood defence?	Yes / No	If yes an Environmental Permit for Flood Defence, will be required from the Environment Agency, before any works commence.	
QUESTION 5.E	Is the Site shown to be at risk of flooding from a Main River, if so which one(s)?	Yes / No	If yes which Main River?	
QUESTION 5.F	Is the Site, or any works associated with it, within 20 m of a main river, or Main River flood defence?	Yes / No	If yes an Environmental Permit for Flood Defence, will be required from the Environment Agency, before any works commence.	
QUESTION 5.G	Is the Site shown to be at risk of flooding from an Ordinary Watercourse, if so which one(s)?	Yes / No	If yes which Main River?	
QUESTION 5.H	Is the Site, or any works associated with it, within 20 m of an Ordinary Watercourse?	Yes / No	If yes Ordinary Watercourse consent may be required from RBWM.	
QUESTION 5.I	Is the Site shown to be at risk of flooding from surface water (pluvial) flooding, is it on a main surface water drainage path?	Yes / No	If yes, where from?	
QUESTION 5.J	Is the Site shown to be at risk of groundwater flooding, if yes provide details of works undertaken to determine the risk.	Yes / No	Details of surveys	
QUESTION 5.K	Is the Site shown to be at risk of flooding from reservoirs or canals?	Yes / No	If yes, where from?	
QUESTION 5.L	Does the Site benefit from flood defences, if so what are they?	Yes / No	If yes what are they?	
If any of the answers above are "Yes" then a detailed Flood Risk Assessment will be required, demonstrating how the flood risk will be managed, and appropriate flood mitigation provided.				

6 - Mitigation for Flood Risk						
QUESTION 6.A	Provide evidence that the Sequential approach has been adopted for the development proposals, with the highest vulnerability placed at lowest flood risk within the Site.					
QUESTION 6.B	What is the design flood level for the Site?	Tidal (m AOD)		The design flood level should be the 0.5% flood level, plus climate change, plus 0.6m Freeboard.		
		Fluvial (m AOD)		The design flood level should be the 1.0% flood level, plus climate change, plus 0.3m Freeboard.		
		Pluvial (m AOD)		The design flood level should be the 1.0% flood level, plus climate change, plus 0.15m Freeboard.		
QUESTION 6.C	Confirmation of Finished Floor Levels of various uses, relative to the Design Flood Level (if this is reliant on flood defences, the FRA should make it clear how the residual risk of breach has been accounted for).	Basement Access, air vents and other below ground building openings to be above design flood level	Yes / No	If no, not acceptable.		
		No habitable or sleeping accommodation proposed below the Design Flood Level?	Yes / No	If no, not acceptable.		
		Basement areas provide with dry internal access to internal place of refuge?	Yes / No	If no, not acceptable.		
		Emergency power and water supplies provided for any dwellings isolated during a flood event	Yes / No	If no, not acceptable.		
		Have flood resistant and resilience measures been included in the building fabric?	Yes / No	If no, not acceptable.		
QUESTION 6.D	How will safe access and egress be achieved from the Site during the design flood?					
QUESTION 6.E	What is the flood hazard rating (FHR) of the access and egress route from the Site during the design flood?		Access and egress FHR must be less than 1.25	Flood Hazard Rating Guidance		
QUESTION 6.F	Are properties expected to flood internally in the design flood and to what depth? Internal flood depths should be provided in metres.					
QUESTION 6.G	Does the Site benefit from flood defences, if so what is the consequence of these defences failing?					
QUESTION 6.H	What is the design life of the flood defences, and how will the Site be protected for the design life of the development?	Flood defence Design life		How will the Site be protected at the end of the flood defence design life?		
QUESTION 6.I	Is built form proposed within the flood plain? If it is proposed in Flood Zone 3B this is unlikely to be acceptable without written agreement from the Environment Agency.					
QUESTION 6.J	Floodplain Compensation. Floodplain Compensation should provide a minimum of a 10% increase in level for level (150 mm vertical increments) floodplain compensation. This should be supported by detailed earthworks drawings. Floodplain compensation should be agreed with the Environment Agency.	Floodplain volume proposed to be built on.	m ³ .	Proposed floodplain volume:	m ³ .	Increase in floodplain volume %
QUESTION 6.K	Existing drainage infrastructure. Any existing drainage infrastructure, affected by or within 3m of the Development Proposals, is likely to require consent from the Competent Authority, please provide details: Main River = Environment Agency, Ordinary Watercourse = LLFA, Public Sewers = Public Sewer Authority					
QUESTION 6.L	Provide details of how the proposals will have an overall benefit to flood risk in the area, beyond the requirements of Policies.					
QUESTION 6.M	Where applicable, what are the plans for the ongoing operation and/or maintenance of the surface water drainage systems?					

6. Surface water management										
QUESTION 6.A	What is the existing land use/s, and distribution of these for the Site?									
		Total Site Area						Ha		
		Total Existing Impermeable Area						Ha		
		Total Existing Permeable Area						Ha		
QUESTION 6.B	What are the existing rates of surface water run-off generated by the site? Calculations should be provided using the Wallingford SuDS tools, for outline applications, or detailed hydrological modelling using FEH catchment descriptors for detailed applications.			Qbar (43.0%)	1 in 30 (3.3%)	1 in 100 (1.0%)				
		Existing Greenfield Run-off Rate						l/s		
		Existing Brownfield Run-off Rate						l/s		
		Total Existing Run-off Rate						l/s		
QUESTION 6.C	What is the proposed land use/s, and distribution of these for the Site?									
		Total Site Area						Ha		
		Total Proposed Impermeable Area						Ha		
		Total Proposed Permeable Area						Ha		
QUESTION 6.D	What parameters have been used to determine the level of surface water attenuation at the Site for the 1% Event? Note for detailed applications/design flow matching for the Qbar, 3.3%, and 1.0% will be required.	Positively Drained Area (PDA)						Ha		
		Positively Drained Area (PDA) as percentage of total site area?						%		
		Permissible discharge rate (Total Existing Run-off Rate X PDA%) or 5 l/s whichever is greater.						l/s		
		Data available from the FR Wallingford SuDS Tools			SAAR (mm)		M5-60 (mm)		r ratio	
		http://www.uksuds.com/drainage-calculation-tools/surface-water-storage			FEH / FSR Conversion		Hydrologic Region		Climate Change	%
QUESTION 6.E	What volume of surface water attenuation is required, for the 1 in 100 (1%) plus climate change scenario.	Attenuation Storage						m ³		
QUESTION 6.F	What are the proposals for managing and discharging surface water from the site, including any measures for restricting discharge rates? For major developments (eg of 10 or more homes or major commercial developments), and for all developments in areas at risk of flooding, sustainable drainage systems should be used, unless demonstrated to be inappropriate. Any new discharges / connections to Thames Water will need their written consent. Detailed proposals will need to demonstrate how flow matching for the QBAR, 1 in 30, and 1 in 100, will be achieved.	Reference Plan:								
		Living Roof Provision						m ³		
		Permeable surface provision (permeable paving)						m ³		
		Infiltration Systems (filter drains, soakaways, etc.)						m ³		
		Conveyance systems (swales, rills, etc.)						m ³		
		Green detention systems (basins, ponds, wetlands)						m ³		
QUESTION 6.G	How will you prevent run-off from the completed development causing an impact elsewhere?	Tanks and tank sewers (use must be justified)						m ³		
QUESTION 6.H	Who will be responsible for the maintenance and operation of SuDS and associated infrastructure, during construction, and operation.									
		All SuDS will remain private and maintained as such.							Yes / No	