

Wiltshire and Swindon Waste Site Allocations Development Plan Document

Flood Risk and Development Sequential Test Report

September 2010

Wiltshire and Swindon Waste Site Allocations DPD
Flood Risk and Development
Sequential Test Report

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1. Introduction

- 1.1. The publication of Planning Policy Statement (PPS) 25: Development and Flood Risk in December 2006 introduced the 'Sequential Test' to the planning system. The sequential test aims to steer new development to areas at the lowest probability of flooding, in preference to areas of higher risk, and should be applied to all prospective development sites.
- 1.2. In contributing to a sound evidence base for Local Development Frameworks, Local Planning Authorities (LPAs) are obliged to apply the Sequential Test where appropriate. In doing so, flood risk constraints, if any, are added to the many other planning issues considered in identifying suitable areas or sites for development.
- 1.3. Wiltshire Council and Swindon Borough Council (the Councils) adopted their Waste Core Strategy Development Plan Document (DPD) and Waste Development Control Policies DPD in July and September 2009 respectively. The identification of waste sites will feed into the final step of preparing the joint Waste Local Development Framework which is the production of the Waste Site Allocations DPD. To date, the Councils have identified 52 potentially suitable sites for accommodating waste uses within the Plan area.
- 1.4. To determine the most suitable areas in terms of flood risk, the Sequential Test, as set out in the PPS25 Practice Guide (December 2009), has been applied. The test has been undertaken by officers at Wiltshire Council, who have utilised flood risk data presented in the Wiltshire Council and Swindon Borough Council Joint Minerals and Waste Development Framework (MWDF) Strategic Flood Risk Assessment (SFRA) Level 1 (April 2008). This has also been supplemented using updated information for historical flooding, Environment Agency Flood Zone mapping and Areas Susceptible to Surface Water Flooding (ASTSWF) mapping.

2. National planning policy context

- 2.1. In the context of national planning policy, the assessment of flood risk in areas that could potentially accommodate waste development brings together three Planning Policy Statements; PPS1: Delivering Sustainable Development, PPS25: Development and Flood Risk, and PPS10: Planning for Sustainable Waste Management.

Planning Policy Statement 1: Delivering Sustainable Development

- 2.2. PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. One of the Government's four aims for sustainable development is "effective protection of the environment" (para 4).
- 2.3. In order to meet this aim, development plan policies should take account of the potential impact of the environment on proposed developments by avoiding new development in areas at risk of flooding and sea-level rise, and as far as possible, by accommodating natural hazards and the impacts of climate change (para 20).
- 2.4. In preparing development plans, planning authorities should seek to bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs taking into account the need to avoid flood risk and other natural hazards.

Planning Policy Statement 25: Development and Flood Risk

- 2.5. The aim of PPS25 is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at high risk.
- 2.6. The planning policy statement advises that a risk-based approach should be adopted at all levels of planning. Local planning authorities should apply the sequential approach as part of the identification of land for development in areas at risk of flooding (para 15).
- 2.7. The **Sequential Test** aims to steer new development to areas at the lowest probability of flooding (Zone 1). If, following application of the Sequential Test, sites are unable to be allocated within Flood Zone 1, then sites within Flood Zone 2 and then Flood Zone 3 may be allocated but taking into account the Flood Risk Vulnerability Classification of the proposed use.
- 2.8. The **Exception Test** provides a method of managing flood risk while still allowing necessary development to occur. The test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary for wider sustainable development reasons.

Planning Policy Statement 10: Planning for Sustainable Waste Management

- 2.9. Annex E of PPS10 advises that when testing the suitability of sites and areas for new or enhanced waste management facilities, waste planning authorities (WPA) should consider the protection of water courses.
- 2.10. In particular, WPAs should consider the proximity of vulnerable surface and groundwater. For landfill or land-raising, geological conditions and the behaviour

of surface water and groundwater should be assessed for the site under consideration and the surrounding area. The planning policy statement also advises that particular care should be taken when testing the suitability of locations subject to flooding.

3. Local planning policy context

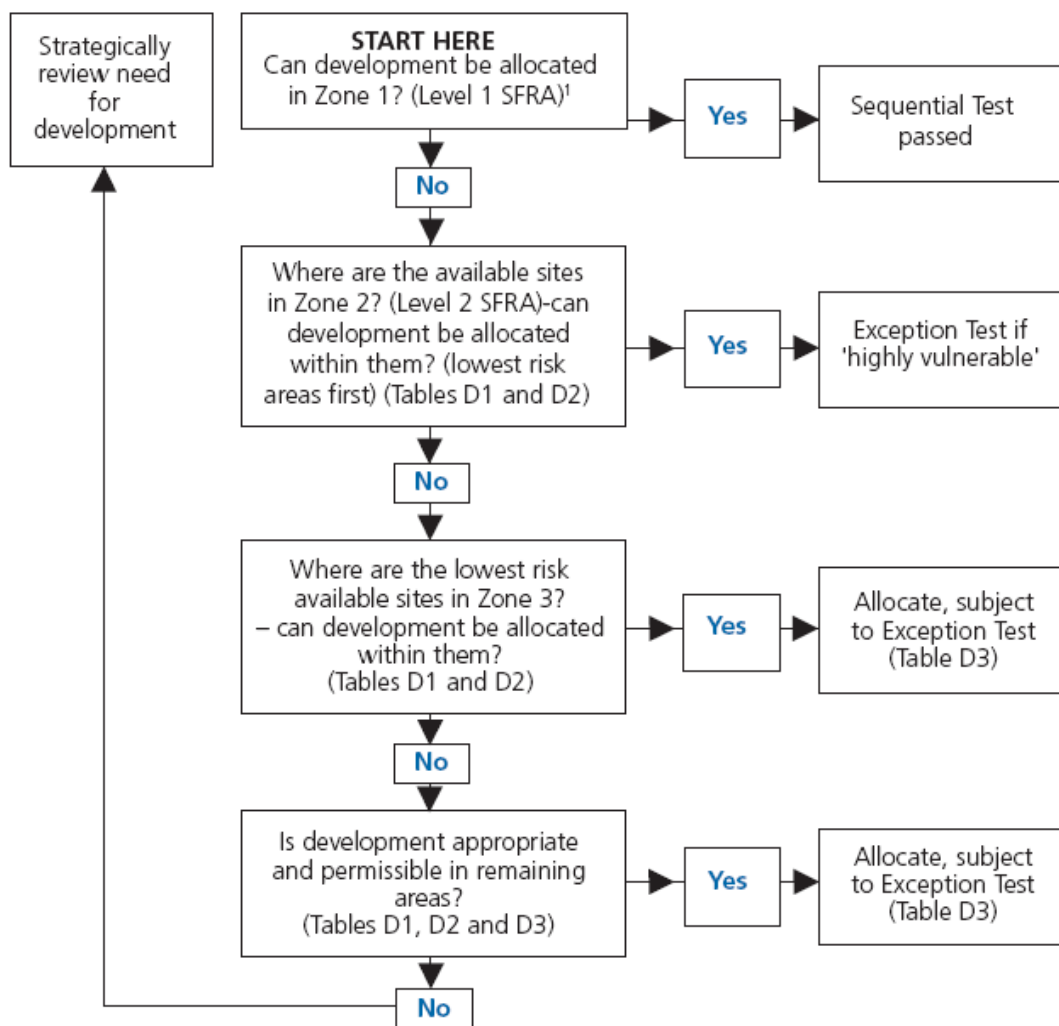
- 3.1. As explained previously, the Councils adopted their Waste Core Strategy and Waste Development Control Policies DPDs in 2009. The final step in preparing the joint Waste Local Development Framework is the production of the Waste Site Allocations DPD.
- 3.2. The Councils originally published and consulted on a 'long-list' of potential sites during an initial 'Issues and Options' phase of work during March 2006. However, since that time, a combination of a change in regulations (2008)¹ and a decision to concentrate resources on the production of the Waste Core Strategy and Development Control Policies DPDs, has led to the need to refresh the initial sites work.
- 3.3. To augment the work previously undertaken, the Councils prepared and consulted on a consolidated Waste Site Appraisal Methodology in the summer of 2009². The site appraisal matrix assesses each potential site against environmental and sustainability criteria to determine if the site is suitable for further or more detailed consideration.
- 3.4. All of the sites contained in the Waste Site Allocations 'Issues and Options report' and new sites that had come forward since 2006, were re-assessed in-line with the new site appraisal methodology. In January 2010, the Councils consulted on a consolidated list of sites and indicative waste uses that were appraised by officers and deemed potentially suitable for further detailed consideration. The location of these potential sites conforms to the policy framework set out in the adopted Waste Core Strategy DPD (policies WCS2 and WCS3) and thereby seeks to provide a flexible framework of facilities to meet forecast demand and, more importantly, the settlement framework of the Plan area.
- 3.5. Although many of the sites (and potential uses) remain unchanged since their inclusion in the original (2006) 'Issues and Options' consultation document, a small number of additional sites have since been put forward and appraised. A number of sites have also been removed due to issues such as availability, viability and/or at the landowners' request. The remaining sites can be considered as those that constitute 'reasonably available' in terms of the Sequential Test for PPS25.
- 3.6. The Plan area is divided into five areas. A total of 52 sites have been considered potentially suitable for accommodating waste uses within the Plan area. There are 14 sites located in north Wiltshire, 10 sites in south Wiltshire, 12 sites in east Wiltshire, nine sites in west Wiltshire and seven sites in Swindon. To ensure consistency the Sequential Test should be limited to these five areas. For example, a site in south Wiltshire should only be tested against other sites in south Wiltshire and not the remaining four areas. This approach should be applied to all areas within Wiltshire and Swindon.

¹ Town & Country Planning (England)(Local Development) Regs. 2004

² See: www.wiltshire.gov.uk/wastesiteallocations

4. Methodology

- 4.1. Application of the Sequential Test conforms to the approach outlined in the PPS25 Practice Guide (2009) (Figure 1).



Note: 1: Other sources of flooding need to be considered in Flood Zone 1

Figure 1: Application of the Sequential Test at the local level for LDD preparation

Source: PPS25 Practice Guide; figure 4.1 (2009)

- 4.2. The Sequential Test helps to determine site allocations based on flood risk and vulnerability (see Table 1 and Table 2). Overall, the aim of the Sequential Test is to direct new development sites within Flood Zone 1 wherever possible. Only where there are no reasonably available sites in Flood Zone 1 should sites in Flood Zone 2 be considered, and then sequentially to Flood Zone 3.
- 4.3. Where potential allocations have more than one area of flood zone within the site boundary, development should be steered toward the lowest risk area within the site (Flood Zone 1), therefore enabling development whilst accounting for flood risk within the process. This follows the sequential approach advocated within PPS25.

Zone	Description	Annual probability of river or sea flooding	Appropriate uses
Zone 1	Low probability	1 in 1000 (<0.1%)	All uses
Zone 2	Medium probability	1 in 100 – 1 in 1000 (river) (1-0.1%) 1 in 200 – 1 in 1000 (sea) (0.5-0.1%)	Water compatible Less vulnerable More vulnerable Essential infrastructure Highly vulnerable
Zone 3a	High Probability	1 in 100 or greater (river) (>1%) 1 in 200 or greater (sea) (>0.5%)	Water compatible Less vulnerable More vulnerable Essential infrastructure Highly vulnerable
Zone 3b	The functional floodplain. This zone comprises land where water has to flow or be stored in times of flood.	1 in 20 or greater (5%) or land which is designed to flood in an extreme (0.1%) flood ³ .	Water compatible Less vulnerable More vulnerable Essential infrastructure Highly vulnerable
<i>Blue = uses only considered appropriate if the exception test is passed</i> Strikethrough = uses are not considered appropriate at all			

Table 1: Flood Zone definitions and appropriate uses
Source: Adapted from Table D.1 and D.2, PPS25

Development type	Vulnerability classification	Acceptable flood zone			
		1	2	3a	3b
Landfill and sites used for waste management facilities for hazardous waste	More vulnerable	✓	✓	?	X
Sewage treatment plants (if adequate measures to control pollution and manage sewage during flooding events are in place)	Less vulnerable	✓	✓	✓	X
Waste treatment (except landfill and hazardous waste facilities)	Less vulnerable	✓	✓	✓	X
✓ = development is appropriate X = development should not be permitted ? = Exception test required					

Table 2: Waste flood risk vulnerability classification
Source: Adapted from Wiltshire and Swindon MWDF SFRA report, 2008 and Table D3 Flood Risk Vulnerability and Flood Zone 'Compatibility', PPS25 (Annex D)

4.4. Application of the sequential approach aims to manage the risk of flooding by avoidance. This prevents the promotion of sites that are inappropriate on flood risk grounds.

³ The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters.

Data collection

- 4.5. The level 1 MWDF SFRA undertaken by Scott Wilson provides the information needed to apply the Sequential Test. The SFRA recommends a series of stages⁴ which the Councils have undertaken to complete a Sequential Test table for all potential development sites. In addition to this approach waste sites identified by the Councils have undergone an initial site selection process to indicate which sites require further analysis to satisfy the Sequential Test and Exception Test (where required).

Sequential Test table

- 4.6. The Sequential Test table gathers information on the following attributes:
- Flood zone classification
 - Surface water (ASTSWF)
 - Vulnerability classification
 - Historical flood incidents
- 4.7. The table enables easy identification of the flood risk issues associated with development at the potential waste sites and supports the decision for further assessment, where appropriate.
- 4.8. The need for further assessment is recorded in the Sequential Test table by a simple question:
- Is a site profile required to determine whether the Exception Test is required?

N	Principle of proposed development has passed the Sequential Test and is therefore deemed acceptable.
Y	Proposed development has not passed the Sequential Test and there is a need to apply the Exception Test. The site can still be deemed suitable for the proposed development should it pass the Exception Test.

Site profiles

- 4.9. GIS (computer mapping) has been used to identify those sites with significant areas within Flood Zones 2 and 3, and those sites with significant areas located within 'less', 'intermediate' or 'more' ASTSWF zones.
- 4.10. For each individual site, where one or more of the following statements is true a site profile has been produced to allow further analysis of the site to be undertaken:
- 5% or greater is located within Flood Zones 2
 - 5% or greater is located within Flood Zones 3
 - 10% or greater is located within a 'less' ASTSWF zone
 - 10% or greater is located within a 'intermediate' ASTSWF zone
 - 5% or greater is located within a 'more' ASTSWF zone.

⁴ See section 6.3 of the Scott Wilson MWDF SFRA report (April 2008)

- 4.11. Where all of these statements are false a site should automatically 'pass' the Sequential Test with the 'proviso' that development is sequentially located to areas of lowest risk (i.e. Flood Zone 1). However, where one or more of the statements are true a site profile has been produced.
- 4.12. Where a site is selected due to its location within Flood Zone 2 or 3, the site profile provides an opportunity to clarify the extent of the flood zones onsite and consider whether the site is appropriate for development in accordance with table 2.
- 4.13. Where a site is selected on account of its location within an ASTSWF zone, it should be cross referenced with available data sets such as the historic and potential flood event GIS layers, to determine whether further evidence of flooding exists at the location. Where the Councils decide to progress a site where evidence of a previous flood incident exists further assessment will be required as part of a site specific Flood Risk Assessment (FRA).
- 4.14. PPS25 (Annex C) acknowledges that some areas will be at risk of flooding from flood sources other than fluvial systems. Consequently all flooding must be considered when looking to locate development in any of the Flood Zones described in Table 1. A summary of the GIS layers used in the site profiles and a brief description of their content is provided in Figure 2. Due to restrictions on publication of ASTSWF maps, these have not been plotted on the site profile but have been flagged up within the both the Sequential Test table and the site profile⁵.

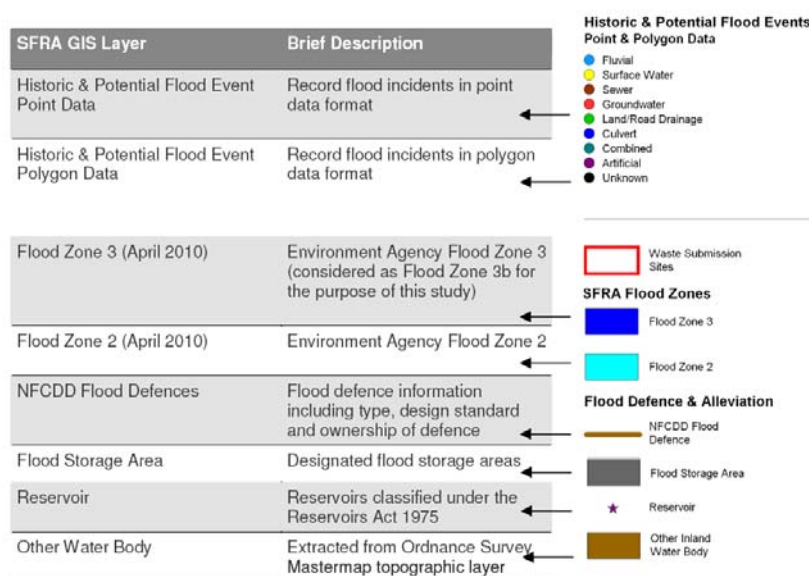


Figure 2: Consolidated Level 1 SFRA GIS Layers
Source: Wiltshire and Swindon MWDF SFRA Update Report, 2010

⁵ Environment Agency guidance indicates that the ASTSWF maps should not be used to show the susceptibility of individual properties to surface water flooding, but should be used at a strategic 'broad brush' level to identify potential surface water flooding hotspots. Generally the maps represent surface water flooding better in steep catchments compared to areas with flat topography. Given the uncertainties in the ASTSWF maps the Environment Agency state that they should not be used with a more detailed base map scale than 1:50,000. Therefore, the ASTSWF maps have not been included on the site profiles which use a 1:10,000 base map.

4.15. The site profiles demonstrate:

- Why potential waste sites in higher risk zones have 'passed' or 'failed' the Sequential Test
- Whether alternatives have been considered
- Actions for the Councils or potential developers to ensure the most sustainable and therefore suitable areas are identified.

4.16. Finally, if sites are identified as requiring the Exception Test, supporting information can be included for indicative purposes on how the various parts of the Test may be satisfied.

Spatial planning context

4.17. Waste site appraisal matrices were completed for each of the 52 potential sites in 2009. These appraisals highlight other planning considerations affecting each of the potential sites and set the spatial planning backdrop that the sites flood risk should be considered against. Considerations such as environmental designations, potential social and economic impacts associated with waste uses help to build up the site profiles and reveal planning opportunities and constraints.

Climate change

4.18. Climate change data presented in the SFRA has been utilised, despite this not being a Sequential Test requisite. Flood Zones accounting for climate change produced using detailed hydraulic models were not generated for the rivers within the Plan area as part of the MWDF SFRA. In the absence of modelled climate change outlines, Flood Zone 3a was considered to be indicative of Flood Zone 3b with climate change. In addition, Flood Zone 2 was considered to be indicative of Flood Zone 3a with climate change.

4.19. The purpose of presenting this data is to reinforce the spatial planning context and to aid the Councils in considering the future suitability of sites for development.

5. Sequential Test table

Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷	Potential or historic flood issues	Vulnerability classification ⁸	Site profile required	Comments
			E	N			1	2	3a	3b	(Y/N)	(Y/N)	(Y/N)		
	Parkgate Farm, Purton	North	407369	188884	Strategic	MRF/WTS, LR, IWR/T, T	✓	X	X	X	Y	Y	Less vulnerable ⁹	Y	
	Purton Brickworks Employment Allocation, Purton	North	408603	188679	Strategic	MRF/WTS, LR, T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Hills Resource Recovery Centre, Compton Bassett	North	402077	171049	Strategic	T (subject to Landscape Assessment)	✓	✓	X	X	Y	Y	Less vulnerable	Y	Less than 20% of the site is in FZ2.
	Land East of HRC / WTS at Stanton St Quintin	North	392539	179518	Strategic	MRF/WTS, LR, T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Land West of HRC/WTS Stanton St Quintin	North	391965	179461	Strategic	MRF/WTS, LR, IWR/T, T	✓	X	X	X	N	N	Less vulnerable	N	
	Land North East of J17 of the M4, Stanton St Quintin	North	392561	179728	Strategic	MRF/WTS, LR, IWR/T, C, T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Park Grounds Farm, Wootton Bassett	North	404695	184154	Strategic	L (landraise extension), T	✓	X	X	X	N	N	More vulnerable	N	

⁶ Key to abbreviations: LR – Local recycling; HRC – Household Recycling Centre; MRF /WTS– Materials recovery facility / Waste transfer station; C – composting; T – Treatment; L – Landfill; IWR/T - Inert Waste Recycling / Transfer; WWT – Waste Water Treatment.

⁷ Are significant areas of the site located within 'less', 'intermediate' or 'more' ASTSWF?

⁸ Where development is mixed, the highest vulnerability classification is used.

⁹ This vulnerability classification does not take existing hazardous uses operating on the site into account. Any future development at the site will need to consider flood risk in the context of its surroundings.

Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷ (Y/N)	Potential or historic flood issues (Y/N)	Vulnerability classification ⁸	Site profile required	Comments
			E	N			1	2	3a	3b				(Y/N)	
	Studley Grange Waste Management Facility, Wootton Bassett	North	410128	181926	Strategic	MRF/WTS, IWR/T, T, L (extension)	✓	✓	X	X	Y	N	More vulnerable	Y	Less than 5% of the site is in FZ2.
	Barnground, South Cerney	North	404284	196494	Local	MRF/WTS, LR	✓	X	X	X	Y	N	Less vulnerable	Y	
	Whitehills Industrial Estate, Wootton Bassett	North	405929	182302	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Bumpers Farm Industrial Estate, Chippenham	North	389936	173889	Local	HRC, MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Thingley Junction, Chippenham	North	390092	170373	Local	MRF/WTS, LR	✓	X	X	X	Y	N	Less vulnerable	Y	
	Leaffield Industrial Estate, Corsham	North	386184	168522	Local	HRC, MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Porte Marsh Industrial Estate, Calne	North	400253	172376	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Solstice Business Park, Amesbury	South	417141	141750	Strategic	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	CB Skip Hire, St Thomas Farm, Salisbury	South	415947	131447	Strategic	MRF/WTS, LR, IWR/T, C	✓	X	X	X	N	N	Less vulnerable	N	
	Harnham Business Park, Salisbury	South	412485	129096	Strategic	MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Maidments Skip Hire, Swallowcliffe	South	397801	127544	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Sarum Business Centre, Salisbury	South	415230	133632	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	

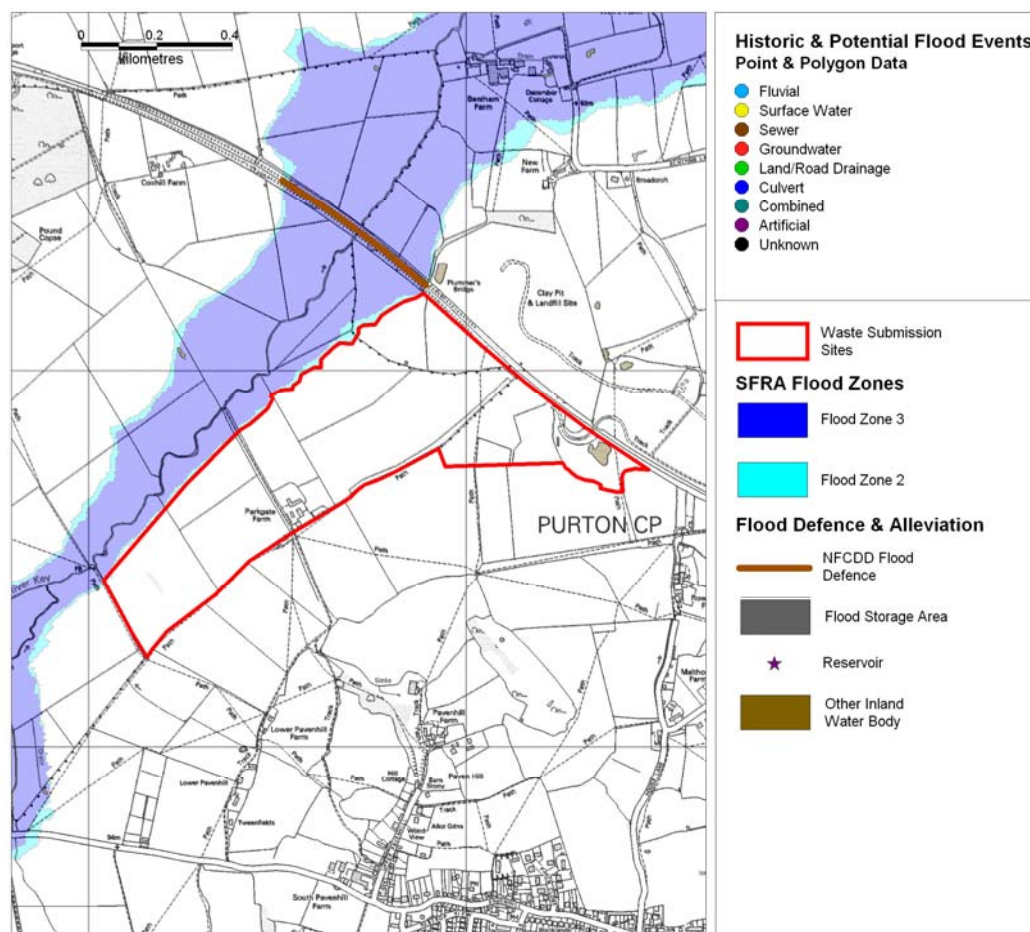
Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷ (Y/N)	Potential or historic flood issues (Y/N)	Vulnerability classification ⁸	Site profile required	Comments
			E	N			1	2	3a	3b				(Y/N)	
	Thorney Down WTS, Winterslow	South	421438	133990	Local	C, IWR/T	✓	X	X	X	N	N	Less vulnerable	N	
	Salisbury Road Industrial Estate, Downton	South	417021	122052	Local	HRC, MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Brickworth Quarry and Landfill, Whiteparish	South	422871	123246	Local	IWR/T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Employment Allocation, Mere	South	380132	132080	Local	HRC, MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Former Imerys Quarry, Quidhampton	South	411289	131361	Local	HRC, MRF/WTS, LR, local scale T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Castledown Business Park, Ludgershall	East	425617	150584	Local	HRC, MRF/WTS, LR	✓	X	X	X	Y	N	Less vulnerable	Y	
	Garden Estate, Devizes	East	401740	162523	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Hopton Industrial Estate, Devizes	East	402457	163000	Local	MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Nursteed Road Employment Allocation, Devizes	East	401501	160612	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes	East	402457	160016	Local	T	✓	X	X	✓	Y	Y	Less vulnerable	Y	Less than 1% of the site is in FZ3b.
	Broadway Employment Allocation, Market Lavington	East	399949	155240	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	

Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷ (Y/N)	Potential or historic flood issues (Y/N)	Vulnerability classification ⁸	Site profile required (Y/N)	Comments
			E	N			1	2	3a	3b					
	Salisbury Road Business Park, Marlborough	East	419767	168372	Local	MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Salisbury Road Business Park, Pewsey	East	415589	159299	Local	MRF/WTS, LR	✓	X	X	X	Y	N	Less vulnerable	Y	
	Everleigh Waste Management Facility	East	419051	156315	Local	IWR/T, C	✓	X	X	X	Y	N	Less vulnerable	Y	
	West Hill Farm, Collingbourne Ducis	East	422813	153911	Local	MRF/WTS, LR, IWR/T, C	✓	✓	X	✓	Y	N	Less vulnerable	Y	Approx 50% of the site is in FZ3b.
	Pickpit Hill, Tidworth	East	424790	149947	Local	HRC, MRF/WTS, LR, IWR/T, C	✓	X	X	X	N	N	Less vulnerable	N	
	G&S Patios, Seend, Melksham	East	393438	161847	Local	MRF/WTS, LR, C	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Hampton Business Park, Melksham	West	390638	161568	Strategic	MRF/WTS, LR, T	✓	X	X	X	N	N	Less vulnerable	N	
	West Wilts Trading Estate, Westbury	West	385862	152853	Strategic	HRC, MRF/WTS, LR, T	✓	✓	X	X	Y	Y	Less vulnerable	Y	Less than 20% of the site is in FZ2.
	Northacre Trading Estate, Westbury	West	385385	152136	Strategic	MRF/WTS, LR, T	✓	✓	X	✓	Y	Y	Less vulnerable	Y	Less than 5% of the site is in FZ3b.
	Lafarge Cement Works, Westbury	West	388728	152733	Strategic	HRC, MRF/WTS, LR, IWR/T, C, T (and associated L of residual	✓	✓	X	✓	Y	Y	More vulnerable	Y	Less than 5% of the site is in FZ3b.

Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷ (Y/N)	Potential or historic flood issues (Y/N)	Vulnerability classification ⁸	Site profile required	Comments
			E	N			1	2	3a	3b				(Y/N)	
						waste from T process)									
	Bowerhill Industrial Estate, Melksham	West	391235	162045	Local	MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	
	Canal Road Industrial Estate, Trowbridge	West	385743	159419	Local	MRF/WTS, LR	✓	✓	X	✓	Y	Y	Less vulnerable	Y	Less than 5% of the site is in FZ3b.
	West Ashton Employment Allocation, Trowbridge	West	386937	157270	Local	MRF/WTS, LR	✓	✓	X	✓	Y	N	Less vulnerable	Y	Less than 5% of the site is in FZ3b.
	Warminster Business Park, Warminster	West	386937	145809	Local	MRF/WTS, LR	✓	X	X	✓	Y	Y	Less vulnerable	Y	Less than 5% of the site is in FZ3b.
	Chitterne Waste Management Facility, Chitterne	West	396846	143421	Local	MRF/WTS, LR IWR/T, C, T	✓	X	X	X	Y	N	Less vulnerable	Y	
	Chapel Farm, Blunsden	Swindon	412584	191083	Strategic	MRF/WTS, LR, IWR/T, C, T	✓	X	X	X	N	N	Less vulnerable	N	
	Waterside Park, Swindon	Swindon	413199	186317	Strategic	LR, IWR/T, T	✓	✓	X	✓	Y	Y	Less vulnerable	Y	Approx 50% of the site is in FZ2. Less than 5% of the site is in FZ3b.
	Brindley Close / Darby Close, Swindon	Swindon	413255	186170	Local	MRF/WTS, LR	✓	✓	X	X	Y	Y	Less vulnerable	Y	
	Land at Kendrick Industrial Estate, Swindon	Swindon	413366	185723	Local	MRF/WTS, LR, IWR/T	✓	✓	X	X	Y	N	Less vulnerable	N	Approx 2% of the site is in FZ2.

Site ref	Site name	Area	Grid reference		Scale	Potential uses ⁶	Flood zone classification				Surface Water ⁷ (Y/N)	Potential or historic flood issues (Y/N)	Vulnerability classification ⁸	Site profile required	Comments
			E	N			1	2	3a	3b				(Y/N)	
															3.5% is in a 'less' ASTSWF zone. No site profile required.
	Transfer Bridges Industrial Estate, Swindon	Swindon	415935	185667	Local	MRF/WTS, LR	✓	X	X	X	Y	Y	Less vulnerable	Y	
	Rodbourne Sewage Works, Swindon	Swindon	413148	185621	Local	WWT	✓	✓	X	✓	Y	Y	Less vulnerable	Y	Approx 50% of the site is in FZ3b.
	Land within Dorcan Industrial Estate, Swindon	Swindon	419032	184084	Local	HRC, MRF/WTS, LR	✓	X	X	X	N	N	Less vulnerable	N	

6. Site profiles



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Parkgate Farm, Purton

Area	North					
Size	44 ha					
Potential uses	MRF/WTS, LR, IWR/T, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More			✓			
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site. Minor inland water body identified within the eastern boundary of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

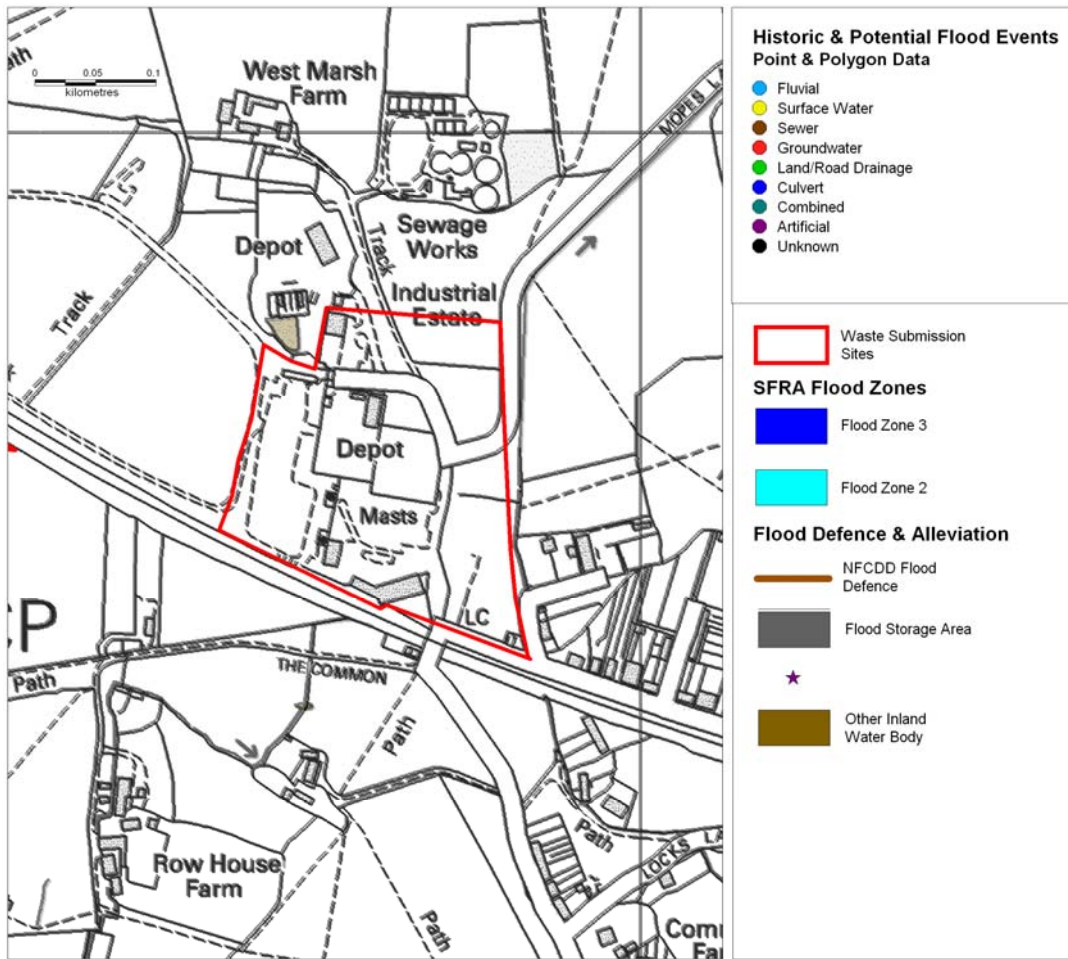
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is an operational hazardous/non-hazardous landfill. The site is in Flood Zone 1 but there is a Flood Zone 3 associated with the River Key, the extent of which appears to precisely follow the north-western boundary of the site. The site is larger than 1ha and the minor aquifer of low vulnerability on the western side is shallow. There is a risk from fluvial flooding and also risk of changing surface water runoff causing pluvial flooding. The shallow aquifer means there is a risk of groundwater flooding. Flooding could interrupt site operations and cause pollution to spread from the site.

Possible risk mitigation: Surface water drainage scheme and SuDS within design to control runoff.



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Purton Brickworks Employment Allocation, Purton

Area	North					
Size	5 ha					
Potential uses	MRF/WTS, LR, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

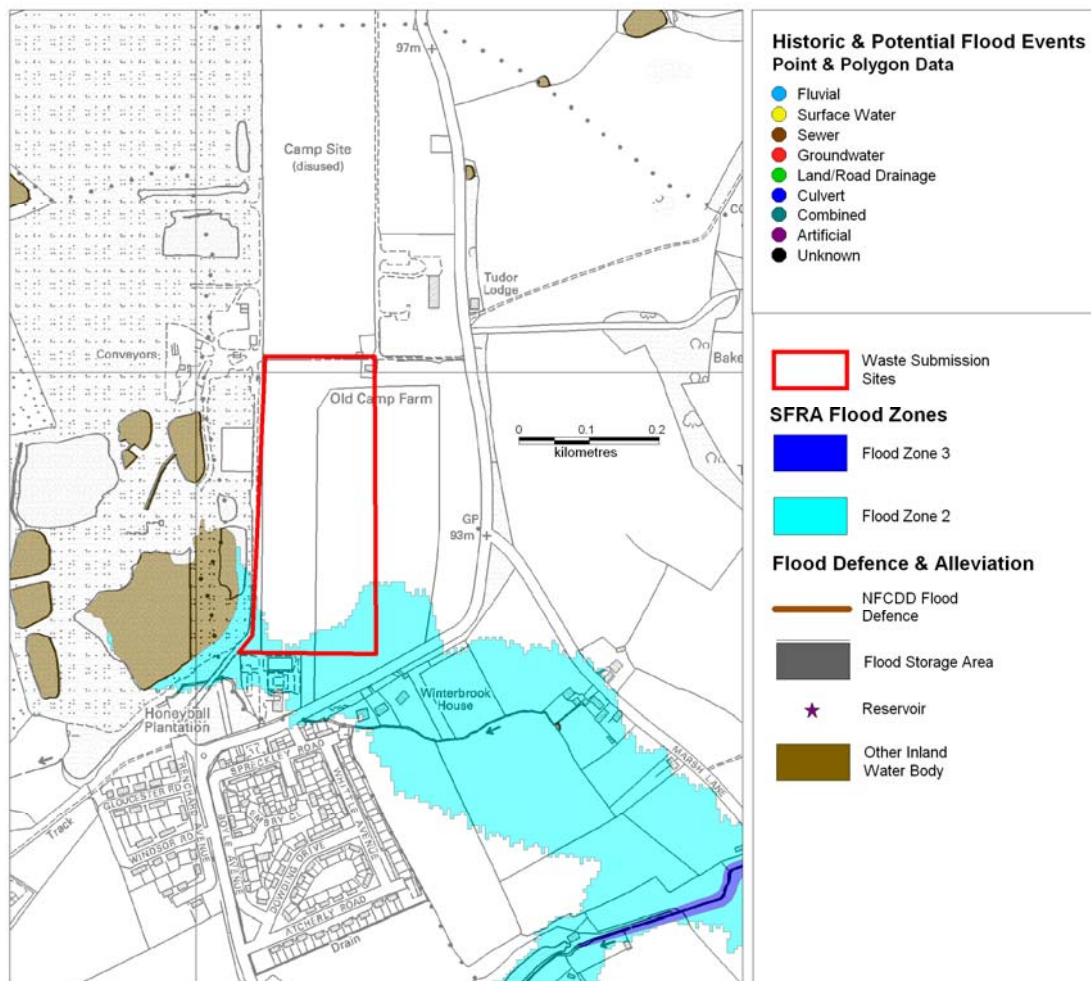
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

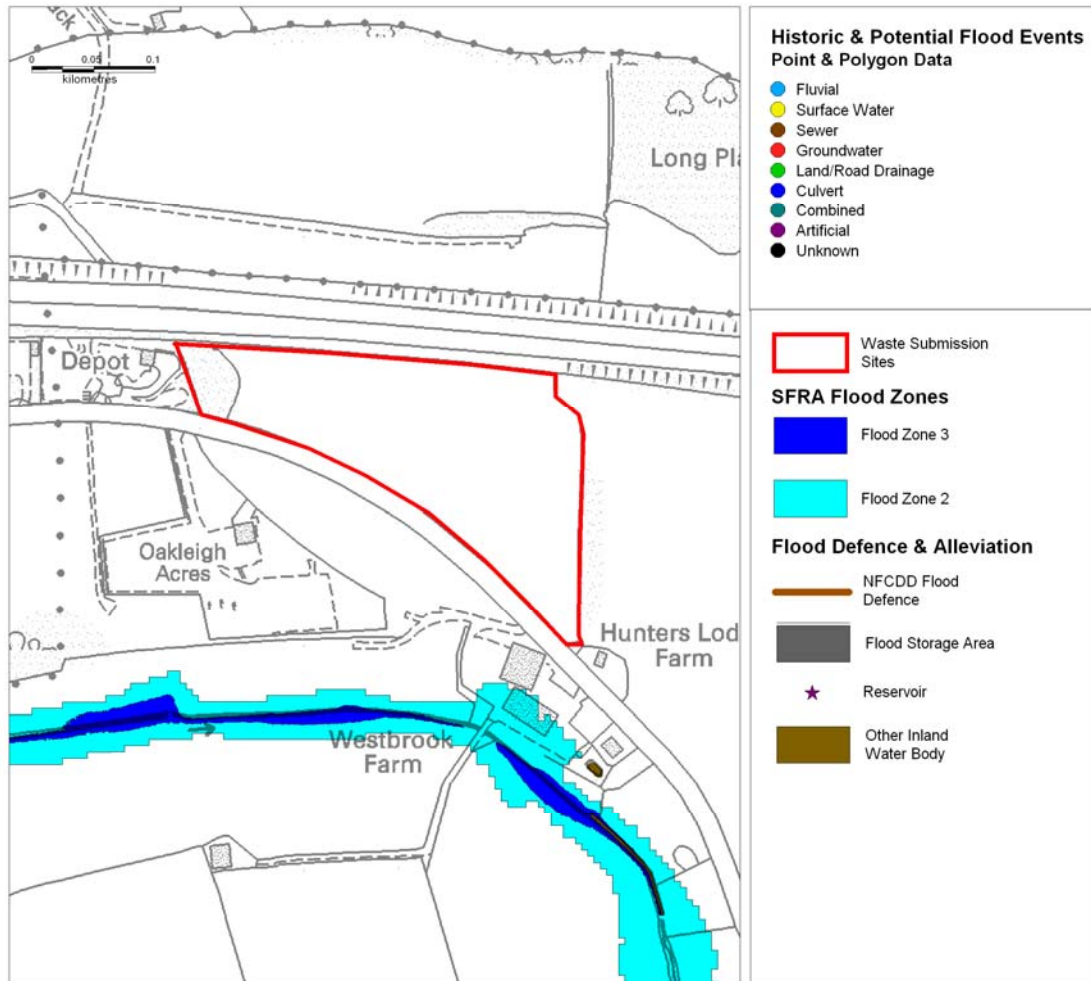
Site is an established employment allocation. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). No risk of fluvial flooding but the potential for pluvial flooding should be investigated.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



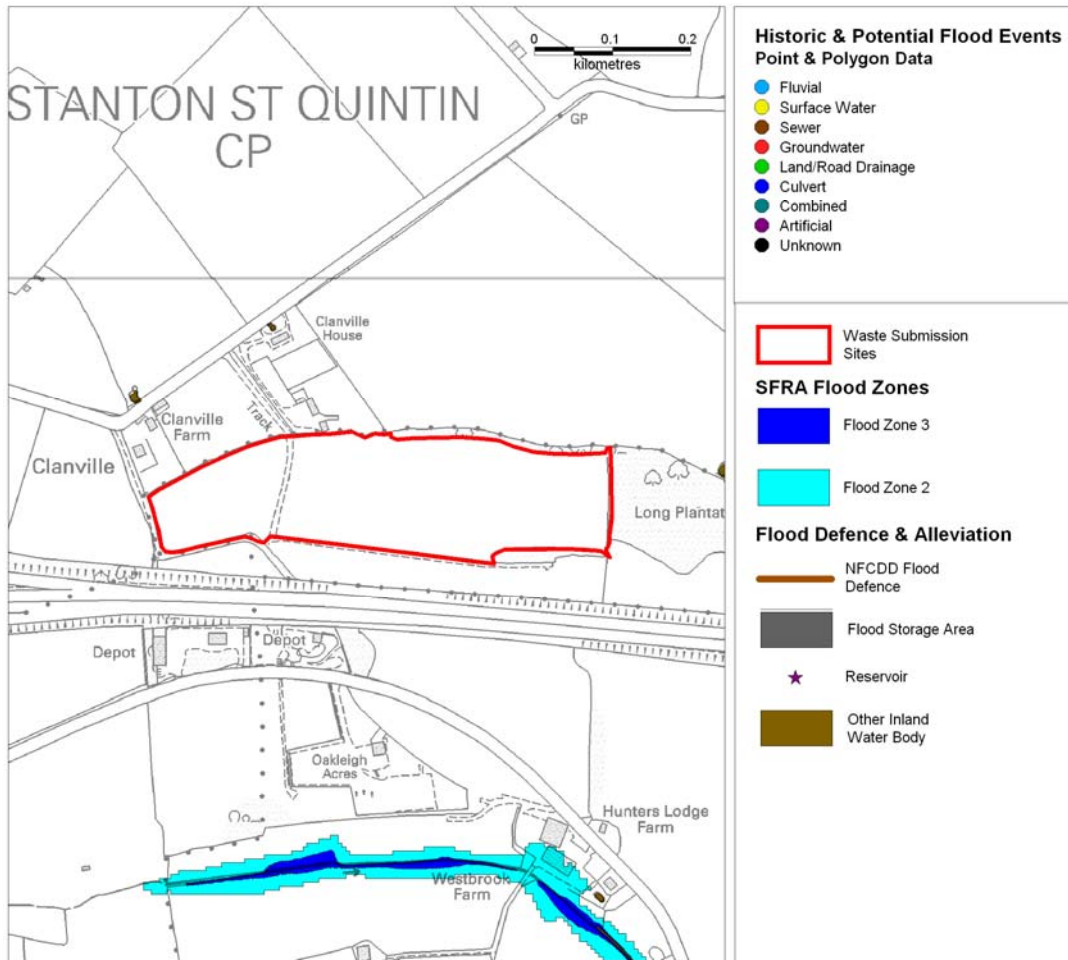
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Hills Resource Recovery Centre, Compton Bassett						
Area	North					
Size	7 ha					
Potential uses	T (subject to Landscape Assessment)					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2			✓			
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site. A series of water bodies have been identified immediately west of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					
Consideration of alternatives						
Southern part of site is partially in Flood Zone 2 but majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.						
Supporting information						
Site is an operational waste facility. Majority of the site is in Flood Zone 1 but there is a Flood Zone 2 in the south of the site. Site is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). There is a risk from fluvial flooding and also risk of changing surface water runoff causing pluvial flooding. Flooding could interrupt site operations and cause pollution to spread from the site. Possible risk mitigation: Surface water drainage scheme and SuDS within design to control runoff.						



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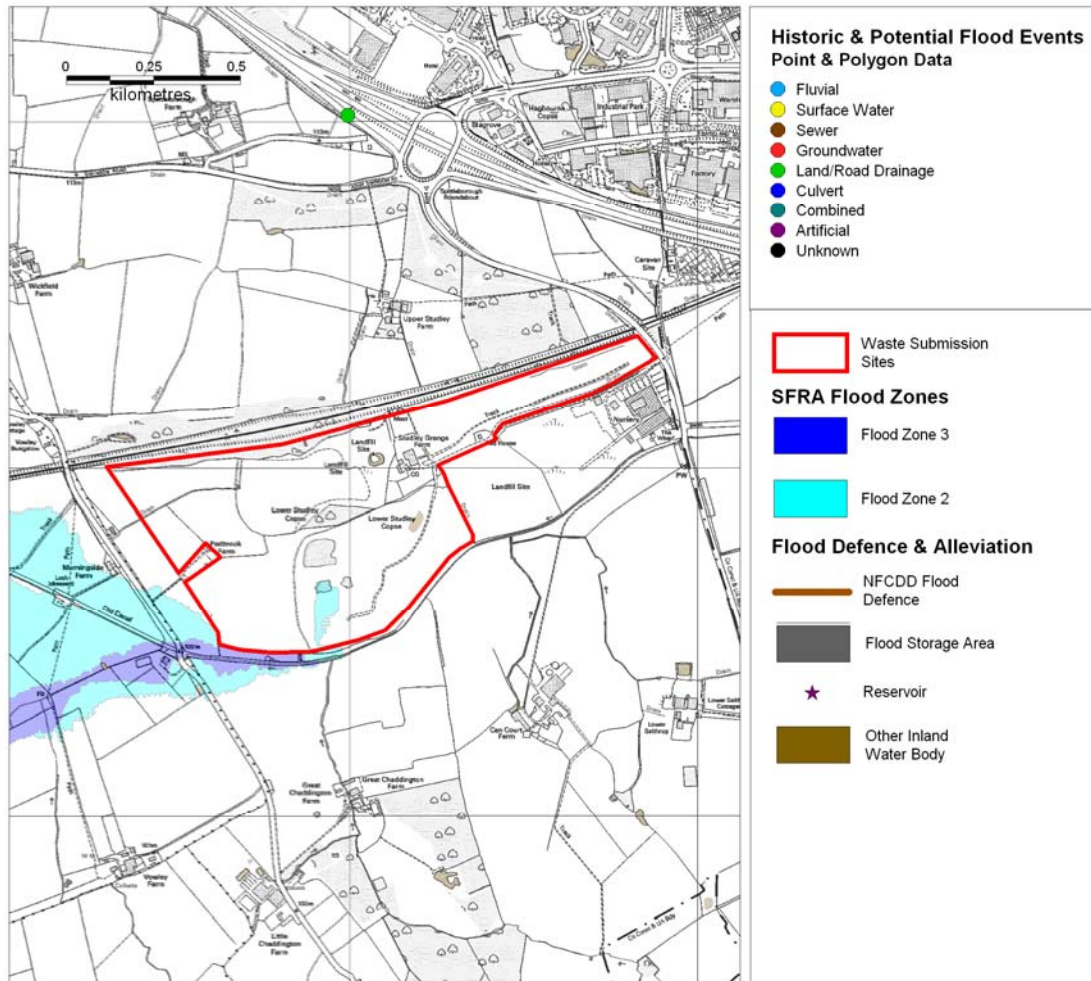
Land East of HRC/WTS at Stanton St Quintin						
Area	North					
Size	4 ha					
Potential uses	MRF/WTS, LR, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is on Greenfield land. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). Low risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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Land North East of J17 of the M4, Stanton St Quintin

Area	North					
Size	8 ha					
Potential uses	MRF/WTS, LR, IWR/T, C, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents have been identified within the site or within the vicinity of the site. Minor inland water bodies identified to the north of the site present negligible flood risk to the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is on Greenfield land. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). Pluvial flooding could interrupt operations and cause pollution to spread from the site. Possible risk mitigation: Surface water drainage scheme design including SuDS.					



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Studley Grange Waste Management Facility, Wootton Bassett

Area	North					
Size	54 ha					
Potential uses	MRF/WTS, IWR/T, T, L (extension)					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate		✓				
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	More vulnerable					
Exception Test required?	No – use sequential approach to development within site					

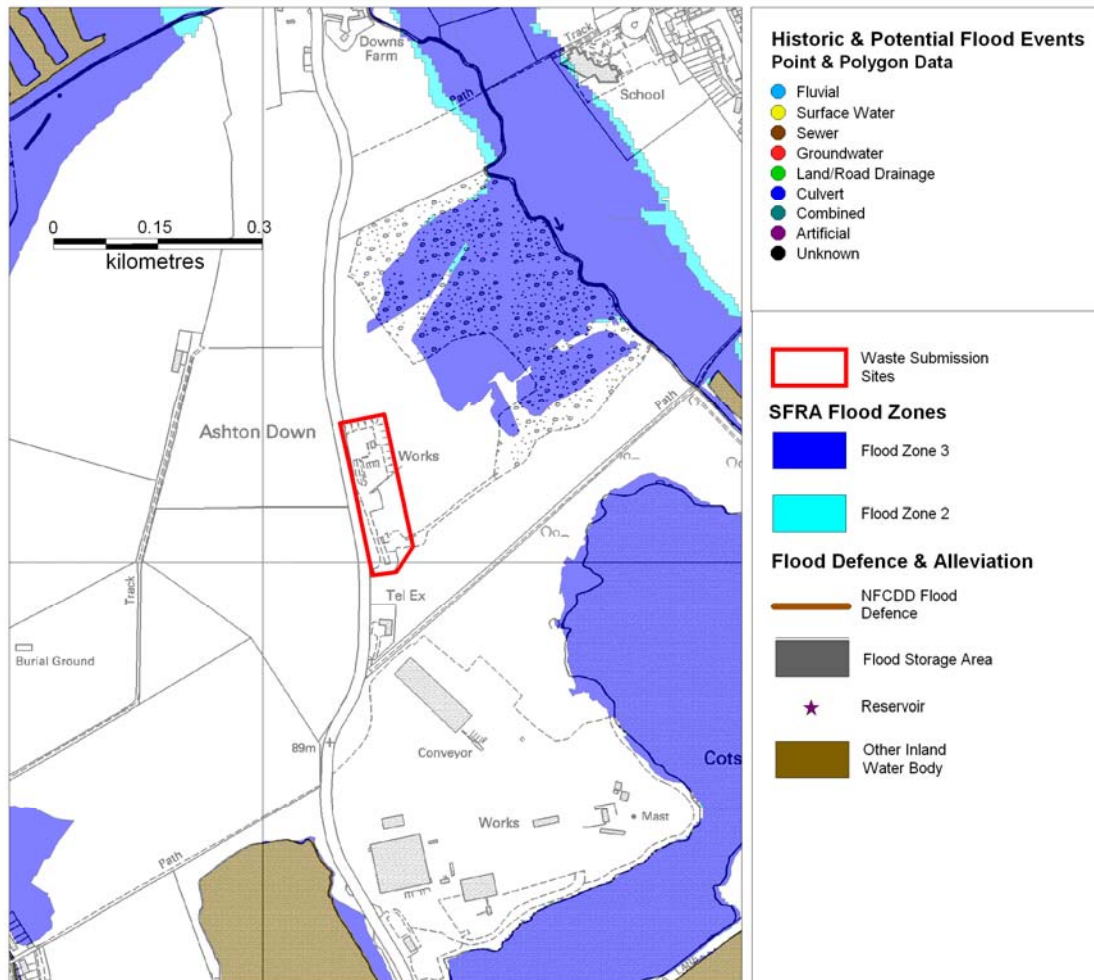
Consideration of alternatives

Small area within the southern part of site is in Flood Zone 2 but majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.

Supporting information

Site is an operational non-hazardous landfill. The site is in Flood Zone 1 with the exception of a small area in the south of the site which is within Flood Zone 2. The site is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Barnground, South Cerney

Area	North					
Size	1 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less					✓	
ASTSWF Intermediate	✓					
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

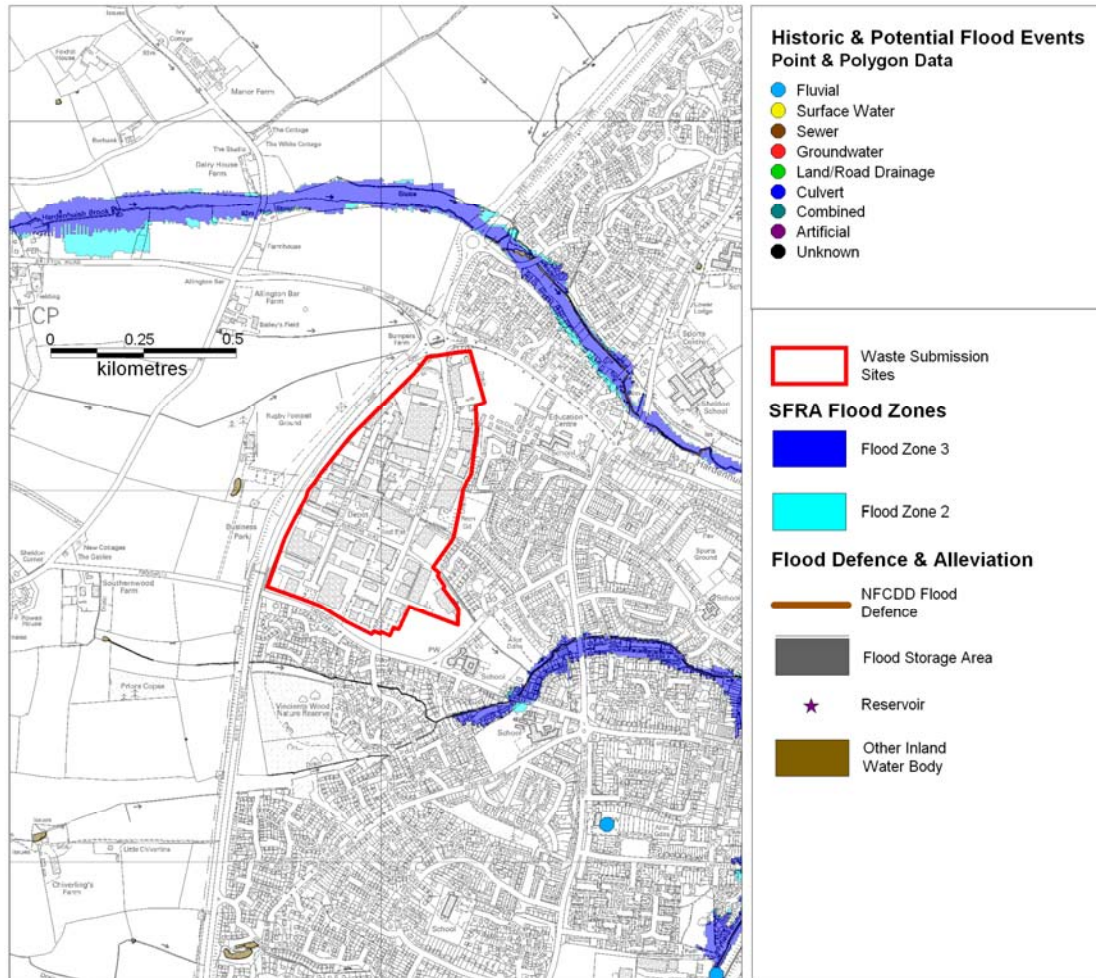
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is a former landfill site and the area marked for future waste development is an area of discussed hard-standing. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is in source protection zone 2 and is on a minor aquifer of intermediate vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated.

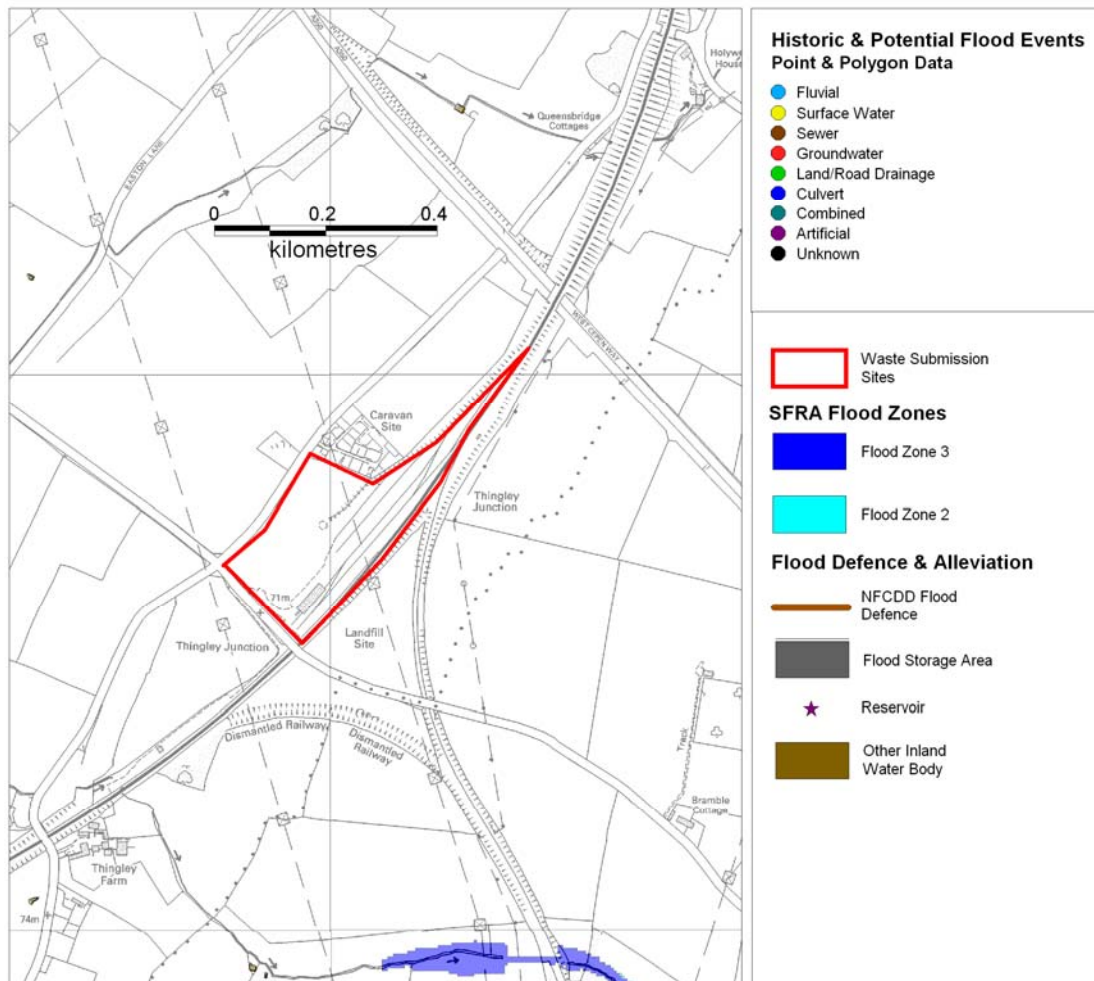
Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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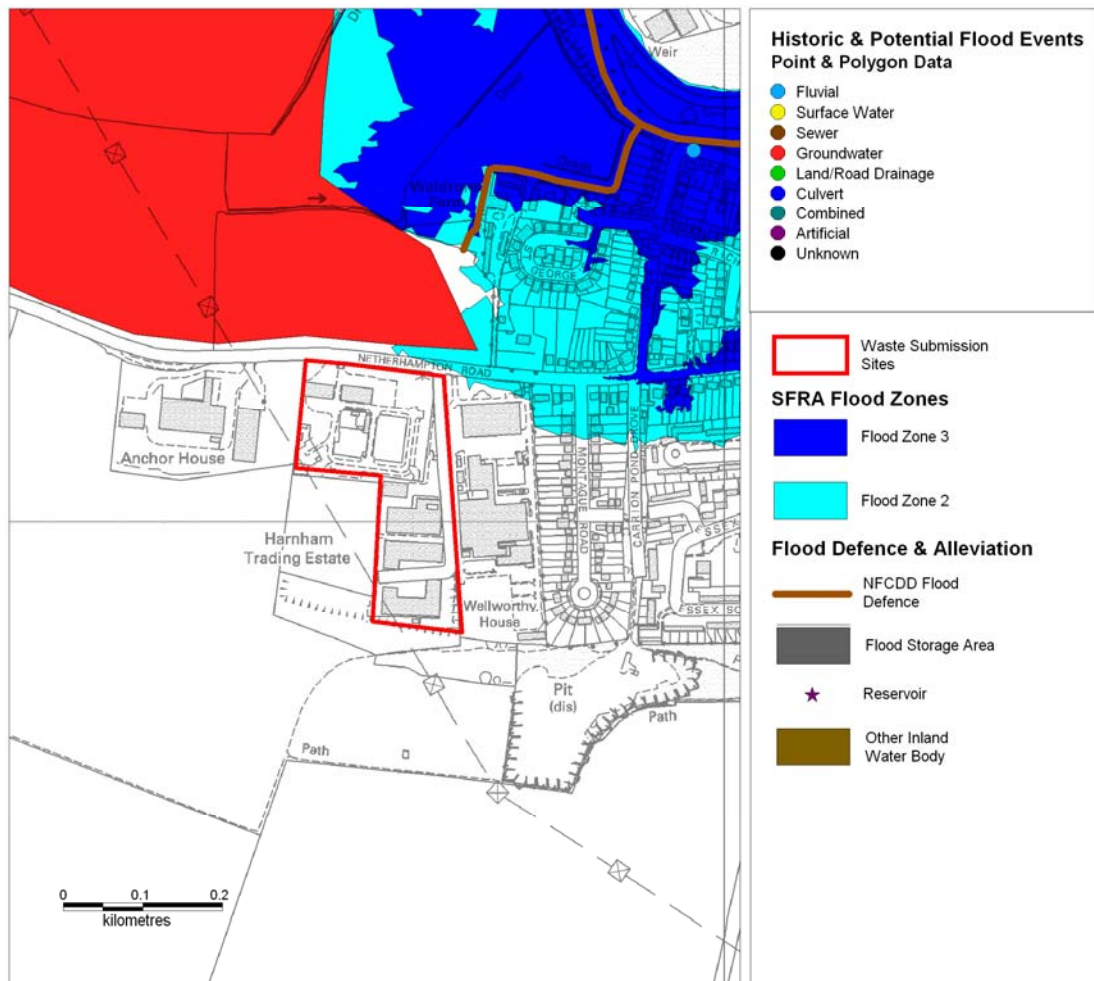
Bumpers Farm Industrial Estate, Chippenham

Area	North					
Size	26 ha					
Potential uses	HRC, MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate	✓					
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the site boundary. Minor water body identified approximately 200m west of the site. Associated flood risk is considered low.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an industrial estate. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is in source protection zone 2 and is on a minor aquifer of intermediate vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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Thingley Junction, Chippenham						
Area	North					
Size	7 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate	✓					
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives						
Site is not in Flood Zone 2 or 3. No need to consider alternatives.						
Supporting information						
Site is an existing scrap yard and railway storage facility. The site is within Flood Zone 1. Site is in source protection zone 2 and is on a minor aquifer of intermediate vulnerability. There is the potential for flood risk from groundwater which needs to be assessed. Low risk from fluvial flooding. The site is greater than 1ha and as such there is the potential for pluvial flood risk which needs consideration. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.						



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Harnham Business Park, Salisbury

Area	South					
Size	4 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the site boundary. However a large area to the north west of the site has previously experienced groundwater flooding.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

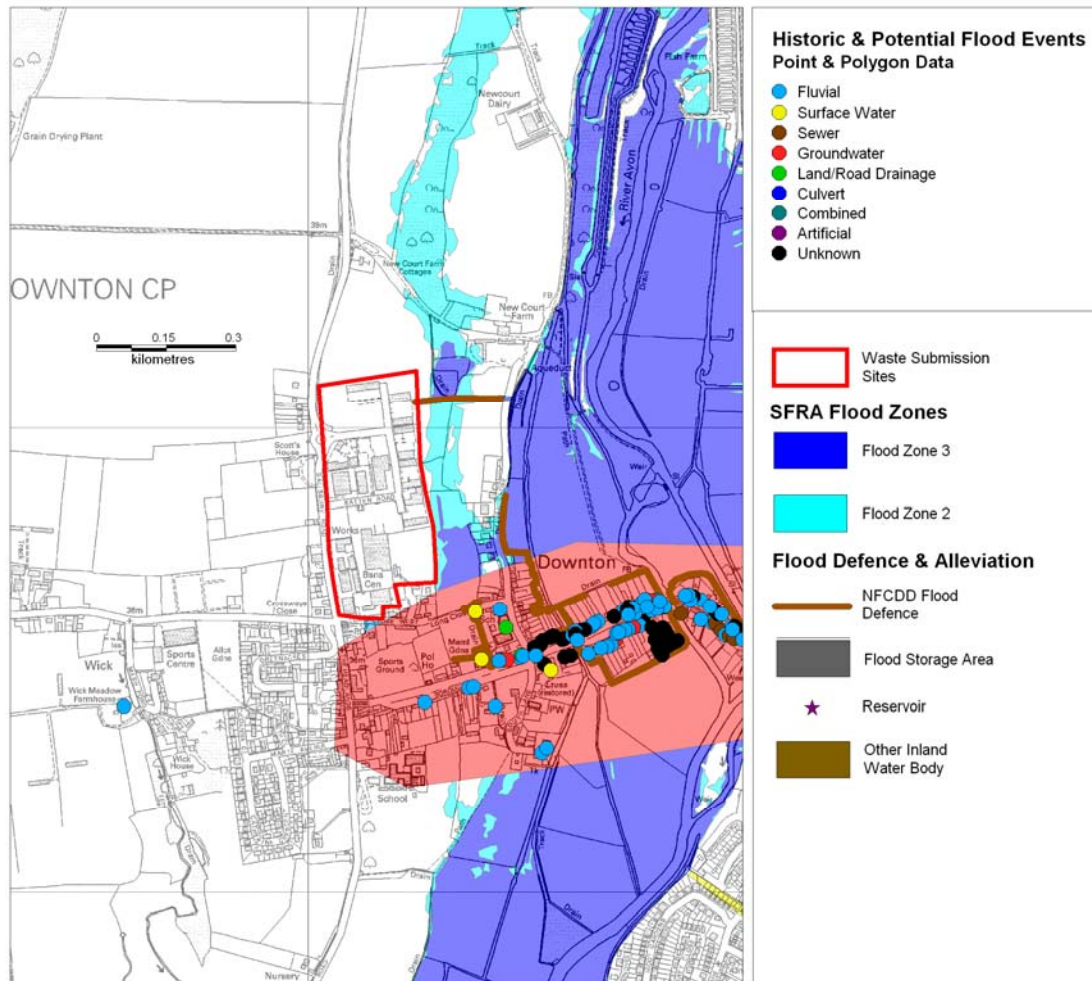
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is a business park. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is predominantly located on a minor aquifer of high vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated.

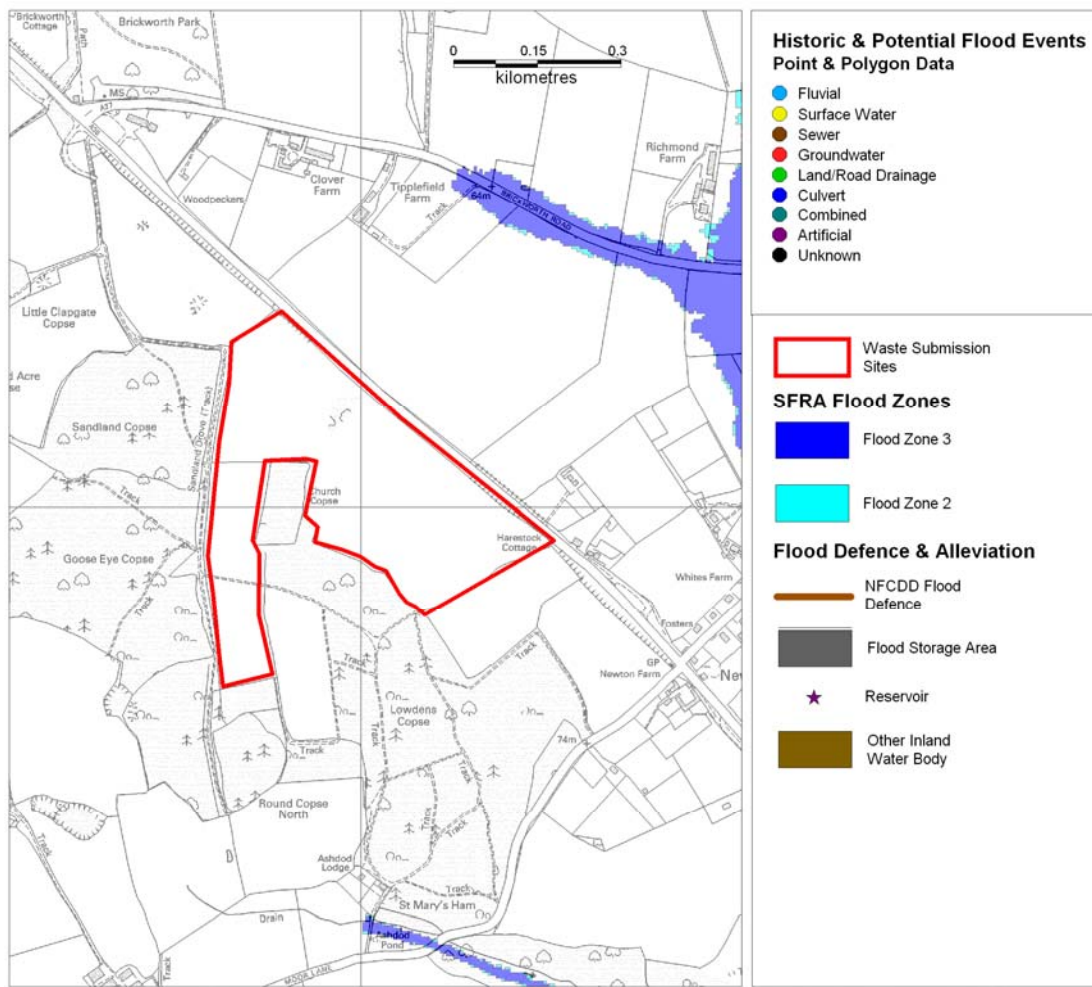
Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Salisbury Road Industrial Estate, Downton

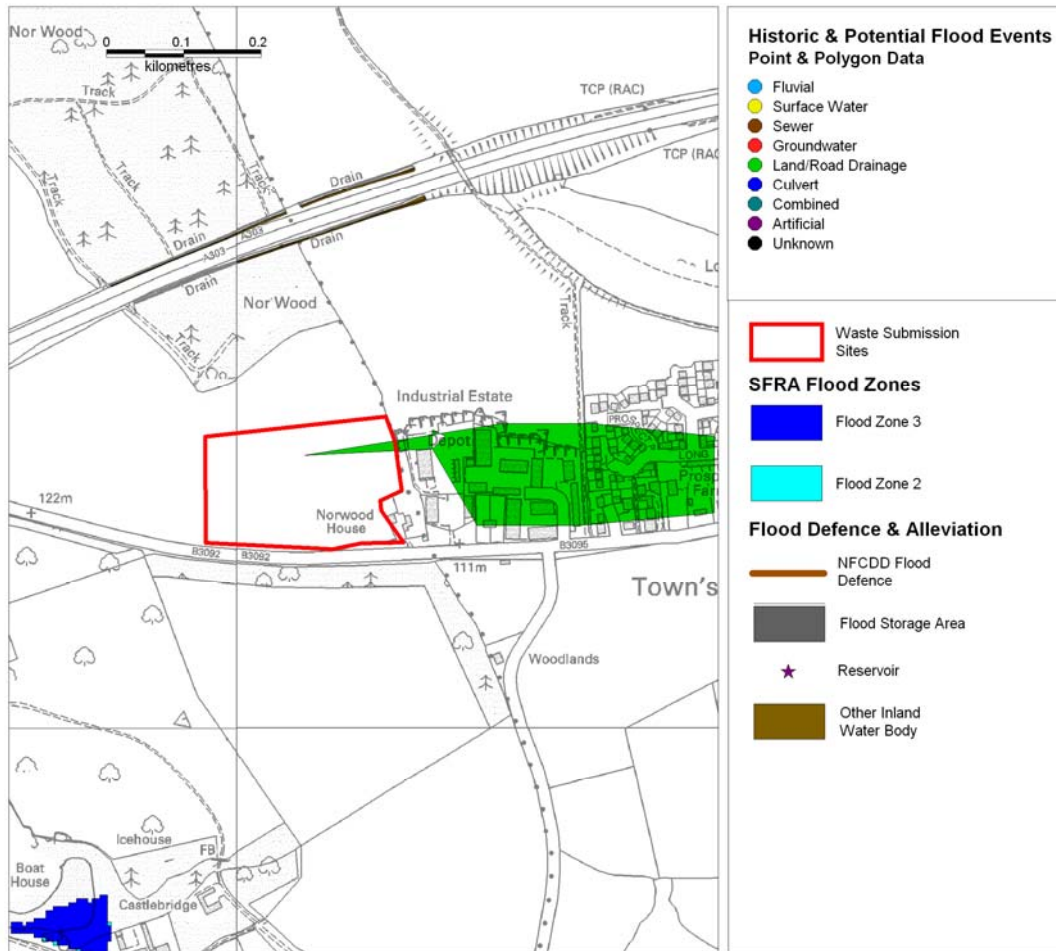
Area	South					
Size	10 ha					
Potential uses	HRC, MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less				✓		
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	A number of historic flood incidents from a range of flood sources have been identified immediately south of the site. However none within the site boundary.					
Vulnerability	Less vulnerability					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing industrial estate. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is predominantly located on a minor aquifer of high vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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Brickworth Quarry and Landfill

Area	South					
Size	17 ha					
Potential uses	IWR/T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate		✓				
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within the vicinity of the site.					
Vulnerability	Less vulnerability					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing sand quarry and associated inert landfill. The site is in Flood Zone 1. Site is located on a minor aquifer of intermediate vulnerability. The site is greater than 1 ha in size. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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Employment Allocation, Mere

Area	South					
Size	4 ha					
Potential uses	HRC, MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	Land/road drainage flood incident located immediately east of the site which extends on to the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

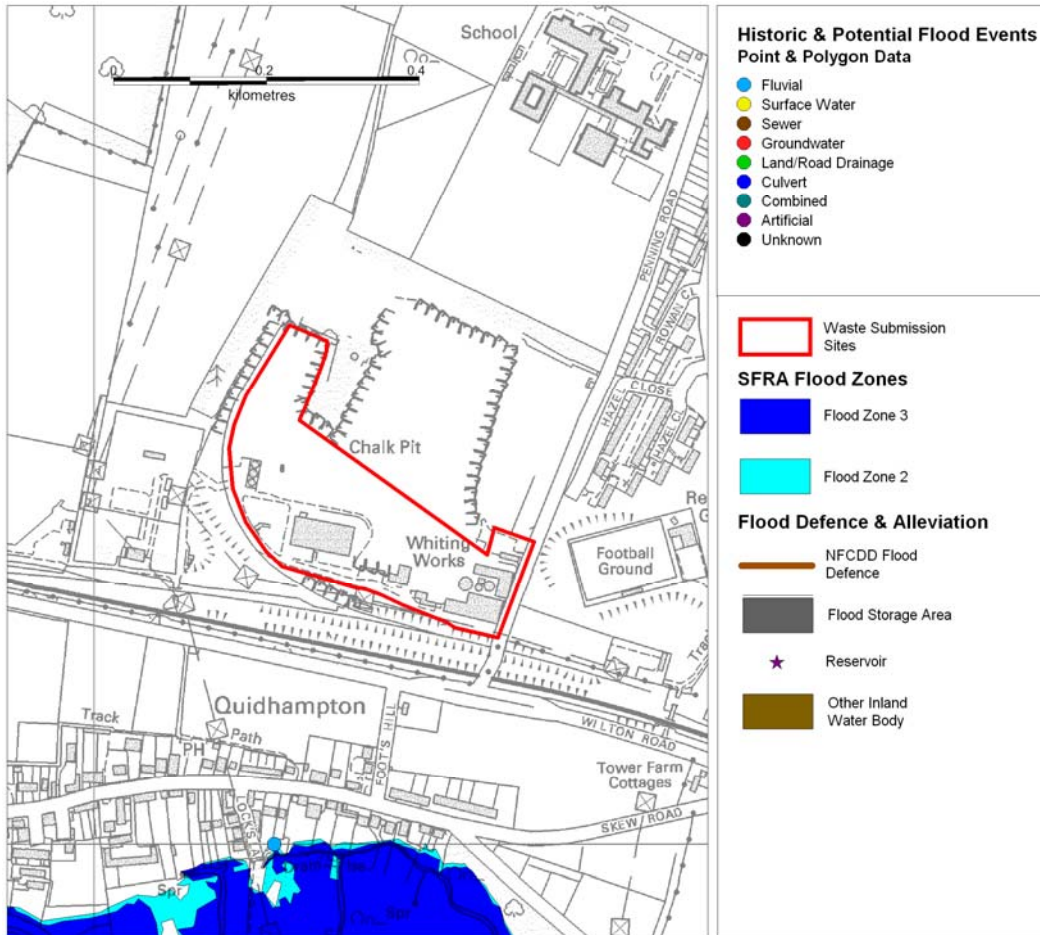
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is an undeveloped employment allocation. The site is in Flood Zone 1, is greater than 1 ha in size and on a major aquifer of intermediate vulnerability. There is no risk of fluvial flooding but changes in runoff could lead to an increase in the potential for pluvial flooding. The aquifer is shallow so there is a risk of groundwater flooding.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Former Imerys Quarry, Quidhampton

Area	South					
Size	5 ha					
Potential uses	HRC, MRF/WTS, LR, local scale T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

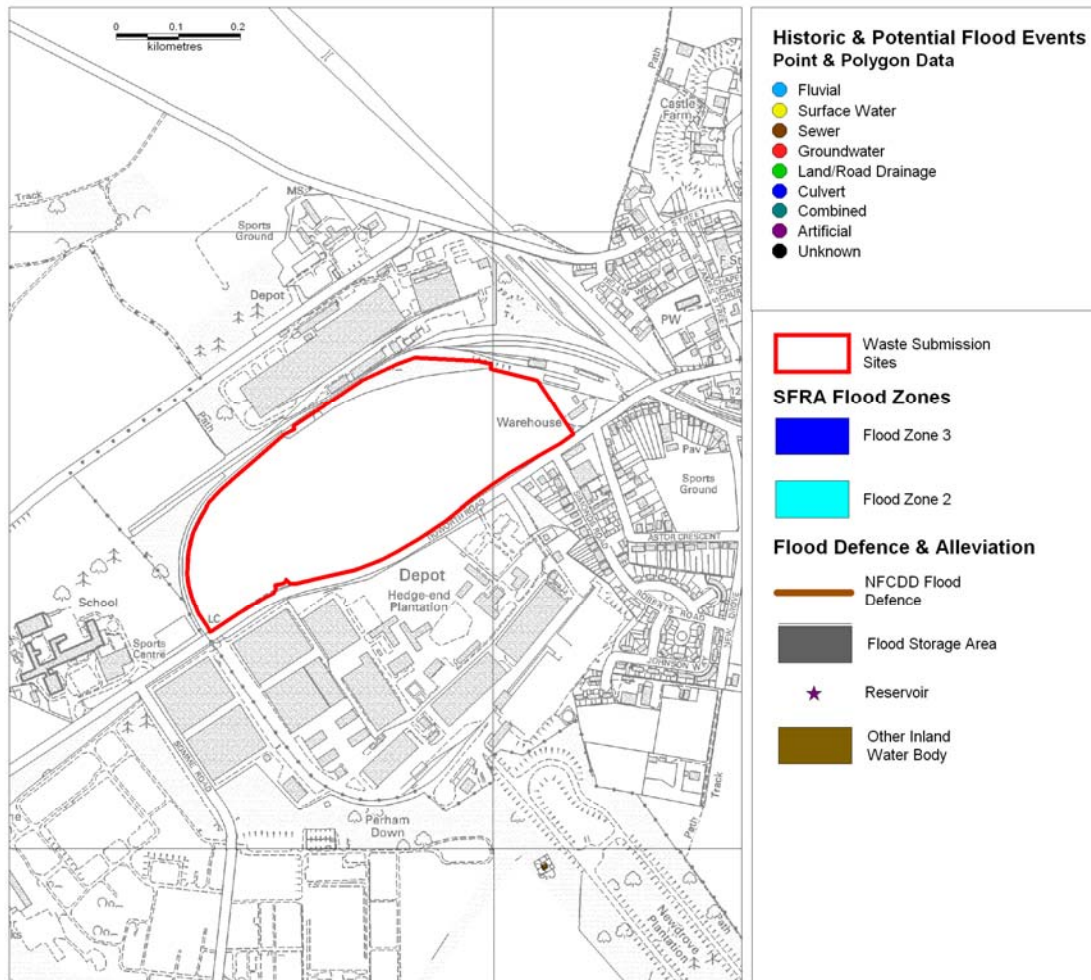
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

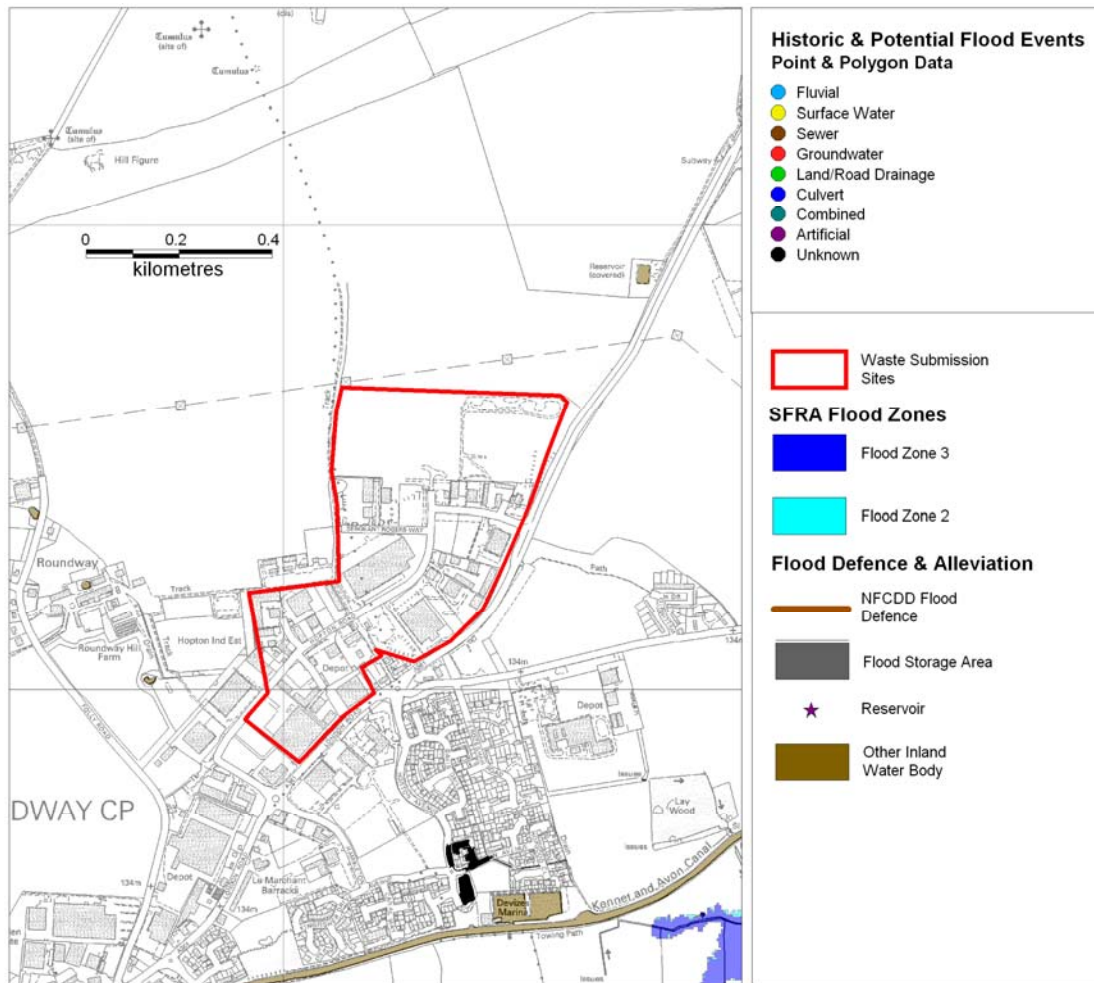
Site is a former chalk quarry. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is located on a major aquifer of high vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



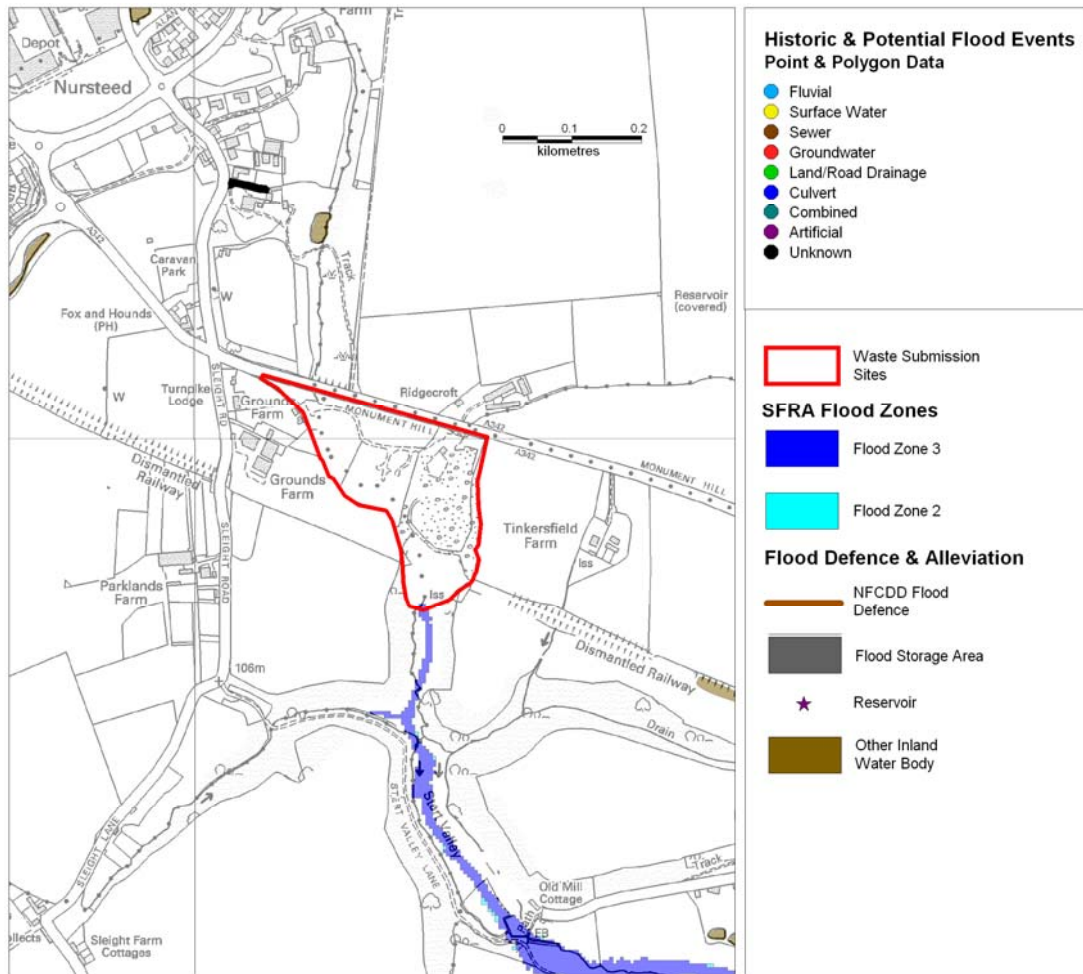
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Castledown Business Park, Ludgershall						
Area	East					
Size	14 ha					
Potential uses	HRC, MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents identified within site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives						
Site is not in Flood Zone 2 or 3. No need to consider alternatives.						
Supporting information						
Site is an existing business park. The site is within Flood Zone 1, is greater than 1 ha and is underlain by a major aquifer of intermediate vulnerability. There is no risk from fluvial flooding however there is a risk of changing surface water runoff causing pluvial flooding. The aquifer is shallow which means there is a risk of groundwater flooding. Flooding could interrupt site operations and cause pollution to spread from the site. Possible risk mitigation: Surface water drainage scheme and SuDS design to control runoff.						



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Hopton Industrial Estate, Devizes						
Area	East					
Size	29 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within site boundary. Minor water bodies and an unknown historic incident identified over 500m from site. Associated flood risk considered low.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing industrial estate. The site is in Flood Zone 1, is larger than 1 ha and underlain by a shallow major aquifer of intermediate vulnerability. Pluvial or groundwater flooding could interrupt operations and cause pollution to spread from the site. The site could increase the flood risk to surrounding sites. Possible risk mitigation: SuDS design to control runoff; Surface Water Management Plan.					



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Wiltshire Waste, Tinkersfield Farm, Monument Hill, Devizes

Area	East					
Size	5 ha					
Potential uses	T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More				✓		
Potential or historic flood issues	Water body and unknown historic flood incident identified approximately 300m north of site. Associated flood risk is considered low.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

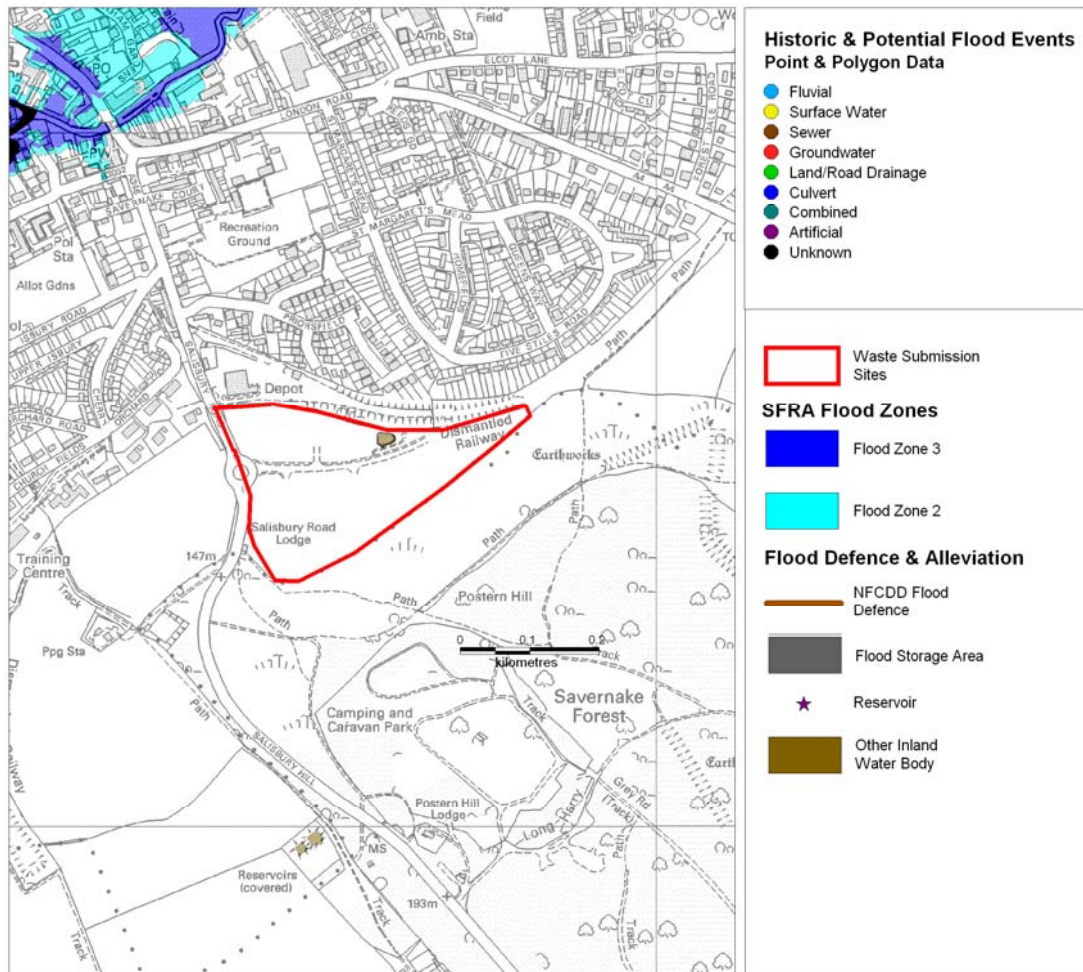
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is an existing waste operation (MRF/WTS, IWR/T and LR). The southern tip of the site is in an area of Flood Zone 3 associated with the Stert Valley. The rest of the site is in Flood Zone 1. Site is located on a major aquifer of intermediate vulnerability. Little risk from fluvial flooding but there is a risk of pluvial or groundwater flooding.

Possible risk mitigation: Surface Water Management Plan, SuDS design to control runoff, infiltration devices, Surface Water Management Plan.



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Salisbury Road Business Park, Marlborough

Area	East					
Size	6 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate			✓			
ASTSWF More					✓	
Potential or historic flood issues	Other water body identified within site boundary. Associated flood risk to site is considered low.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

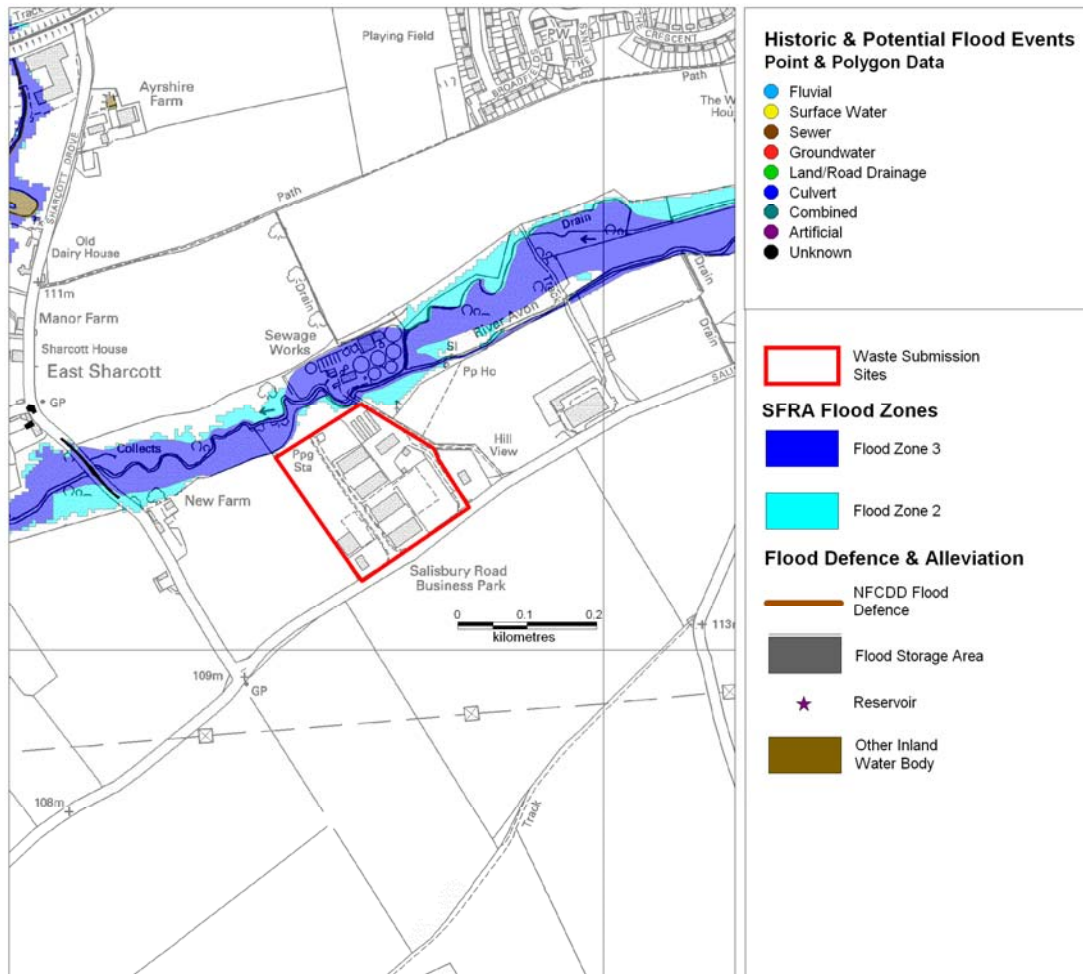
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

Site is an existing business park. The site is in Flood Zone 1 and is larger than 1 ha in size. Site is located on a major aquifer of high vulnerability. Pluvial flooding could interrupt operations and cause pollution to spread from the site.

Possible risk mitigation: SuDS design to control runoff and a Surface Water Management Plan.



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Salisbury Road Business Park, Pewsey

Area	East					
Size	4 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate				✓		
ASTSWF More			✓			
Potential or historic flood issues	No flood incidents identified within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					

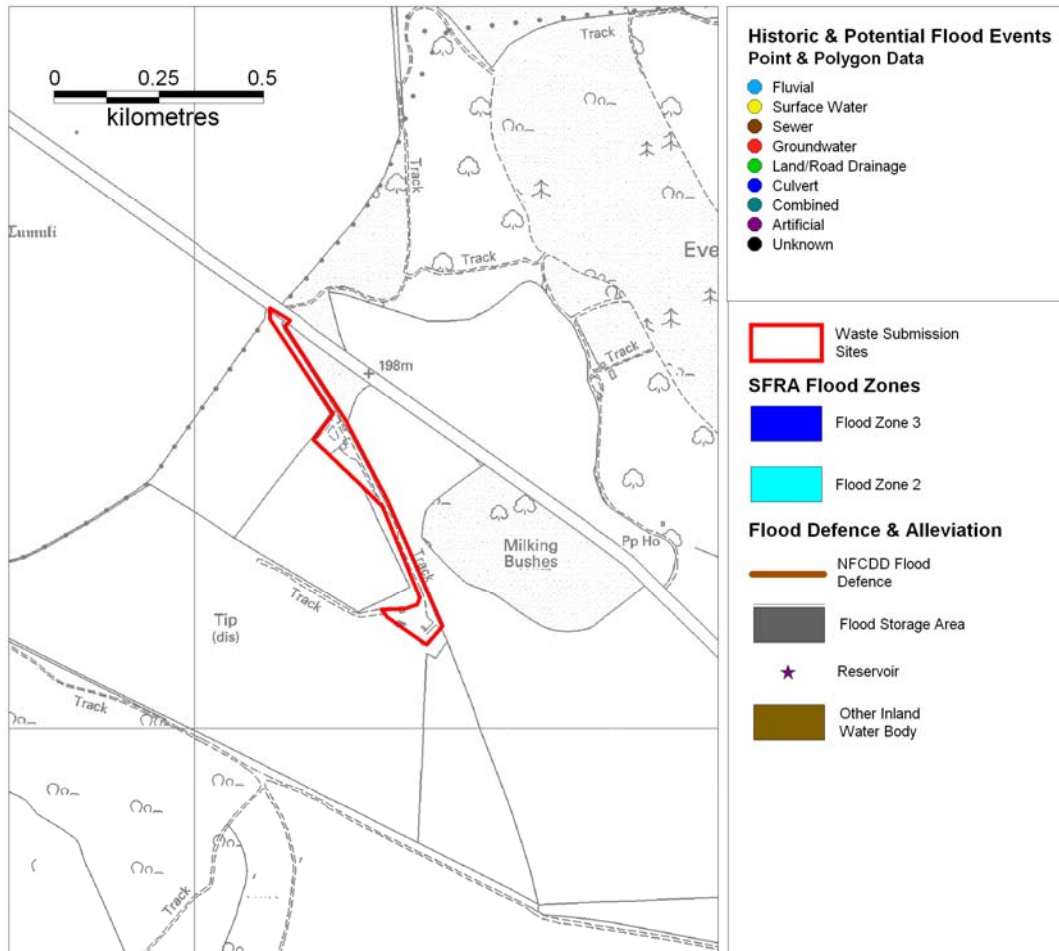
Consideration of alternatives

Site is not in Flood Zone 2 or 3. No need to consider alternatives.

Supporting information

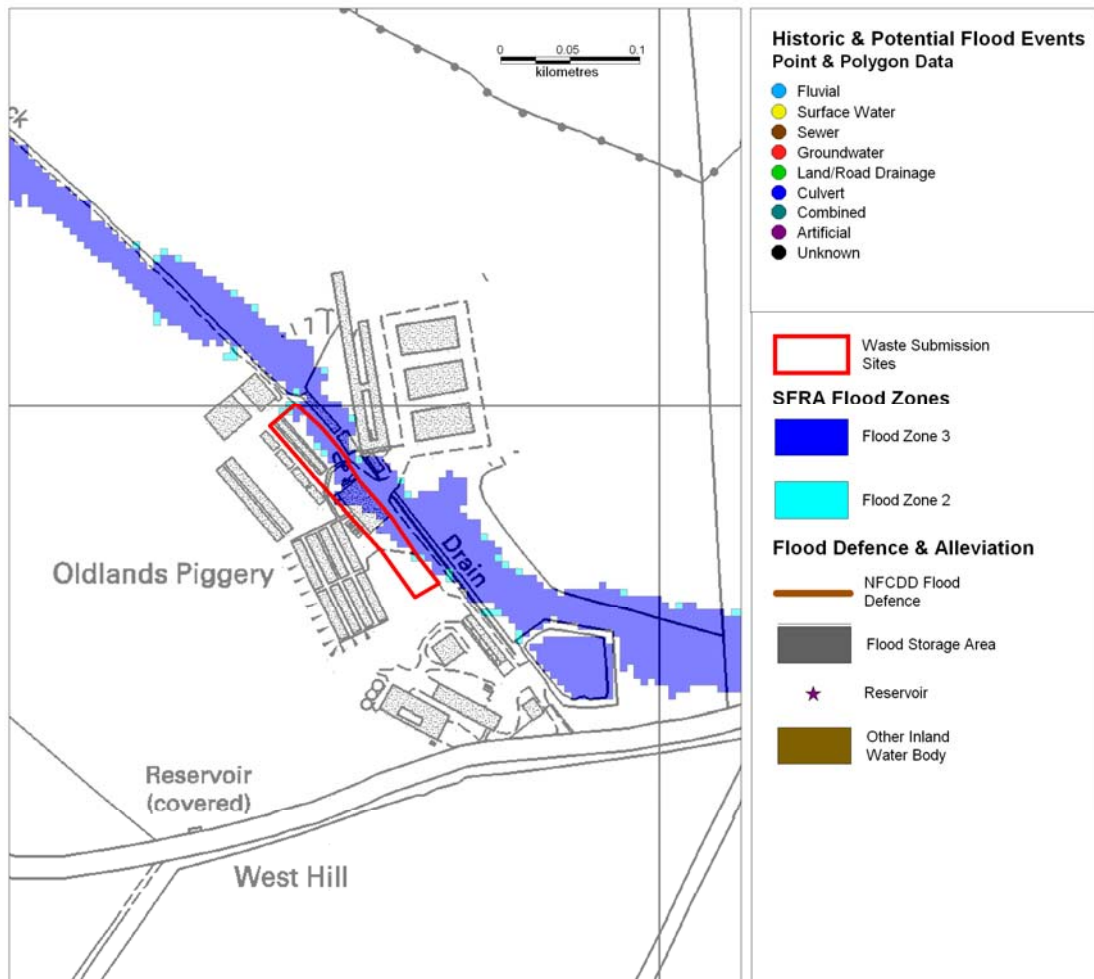
Site is an existing business park. The site is within Flood Zone 1, although there is an area of Flood Zone 3 associated with the River Avon adjacent to the site. Site is located on a major aquifer of high vulnerability. Limited risk of fluvial flooding but there is the potential for pluvial and groundwater flooding, these all need to be investigated.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



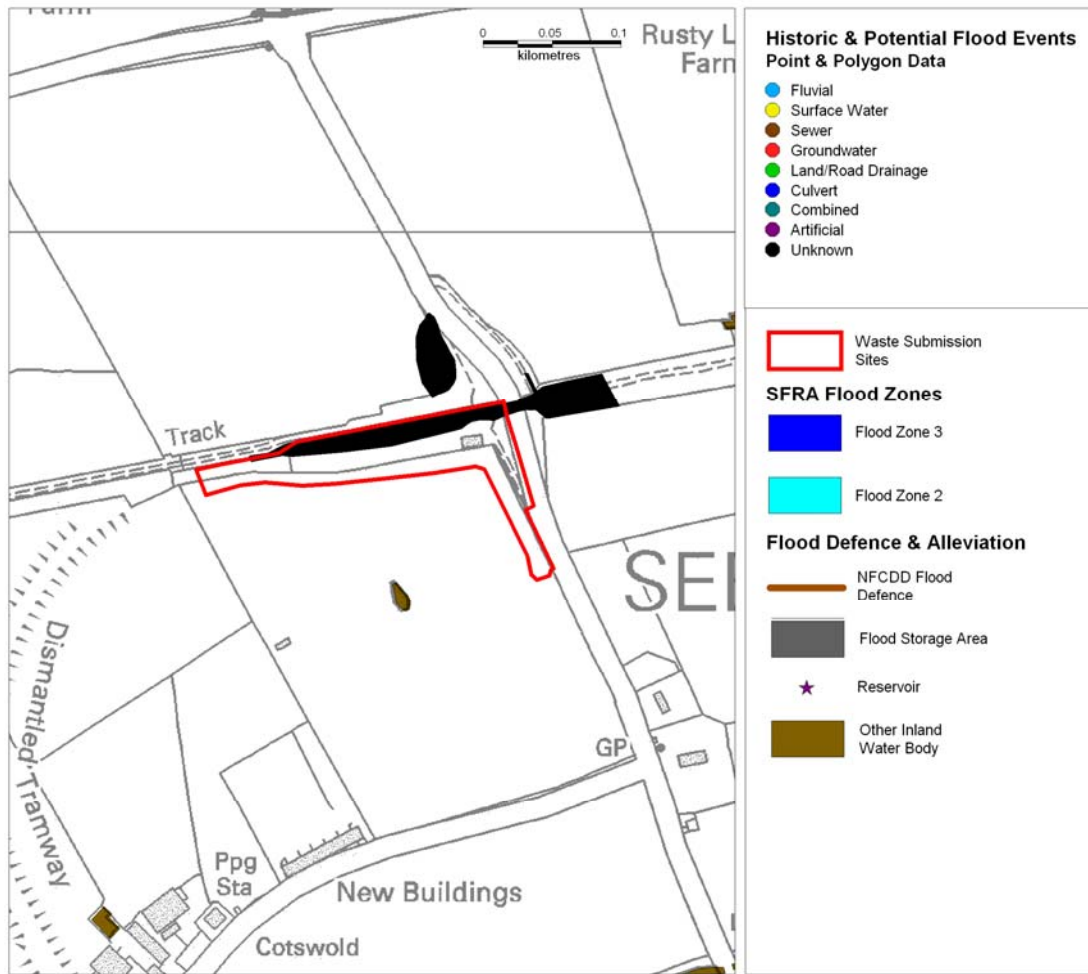
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Everleigh Waste Management Facility						
Area	East					
Size	1 ha					
Potential uses	IWR/T, C					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate			✓			
ASTSWF More			✓			
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing waste operation (HRC and WTS). The site is in Flood Zone 1 and is approximately 1 ha in size. Site is predominantly located on a major aquifer of intermediate vulnerability and Source Protection Zone 2. No risk of flooding posed from pluvial or fluvial sources, but groundwater flooding could occur. Possible risk mitigation: SuDS design to control runoff.					



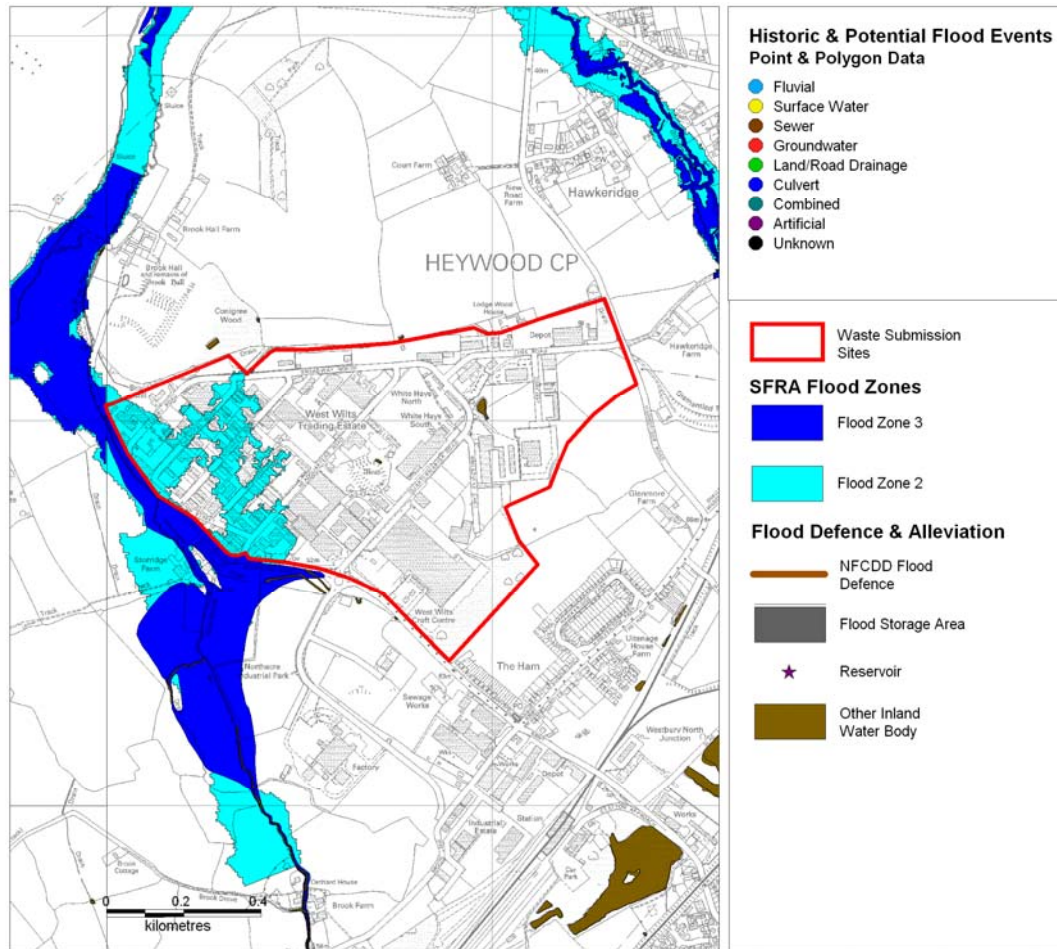
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West Hill Farm, Collingbourne Ducis						
Area	East					
Size	<1 ha					
Potential uses	MRF/WTS, LR, IWR/T, C					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)				✓		
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate					✓	
ASTSWF More				✓		
Potential or historic flood issues	No flood incidents identified within the site boundary or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – potential for development to be located in Flood Zone 3a					
Consideration of alternatives						
At present approximately 50% of the site is considered to be in Flood Zone 3b however more detailed assessment will be required. If a developer has reason to believe the site is in Flood Zone 3a (and not 3b), consultation with the councils and the Environment Agency will need to take place to confirm this. No need to consider alternatives due to potential for development to be located in Flood Zone 3a.						
Supporting information						
Site is on Brownfield land. An EA Flood Zone 3 associated with the River Bourne runs alongside the north-eastern length of the site as a result of the local topography. Flooding could interrupt operations and cause pollution to spread from the site. The site could increase the flood risk to surrounding sites in terms of fluvial flood risk. Site is located on a major aquifer of high vulnerability and Source Protection Zone 1. Possible risk mitigation: Engineered flood defence and SuDS design to control runoff.						



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G&S Patios, Seend, Melksham						
Area	East					
Size	1 ha					
Potential uses	MRF/WTS, LR, C					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	A flood incident 'origin unknown' has been identified within the site boundary and immediately north of the site. The most likely flood source is surface water ponding.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing patio company. The site is in Flood Zone 1 and is approximately 1 ha in size. Site is on unproductive strata (non-aquifer). No risk of fluvial flooding but pluvial flooding could interrupt operations and cause pollution to spread from the site. Possible risk mitigation: SuDS design to control runoff and a Surface Water Management Plan.					



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West Wilts Trading Estate, Westbury

Area	West					
Size	68 ha					
Potential uses	HRC, MRF/WTS, LR, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2			✓			
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less				✓		
ASTSWF Intermediate			✓			
ASTSWF More	✓					
Potential or historic flood issues	A number of minor inland water bodies have been identified within the site and within close vicinity of the site. No other flood incidents have been identified within the site or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					

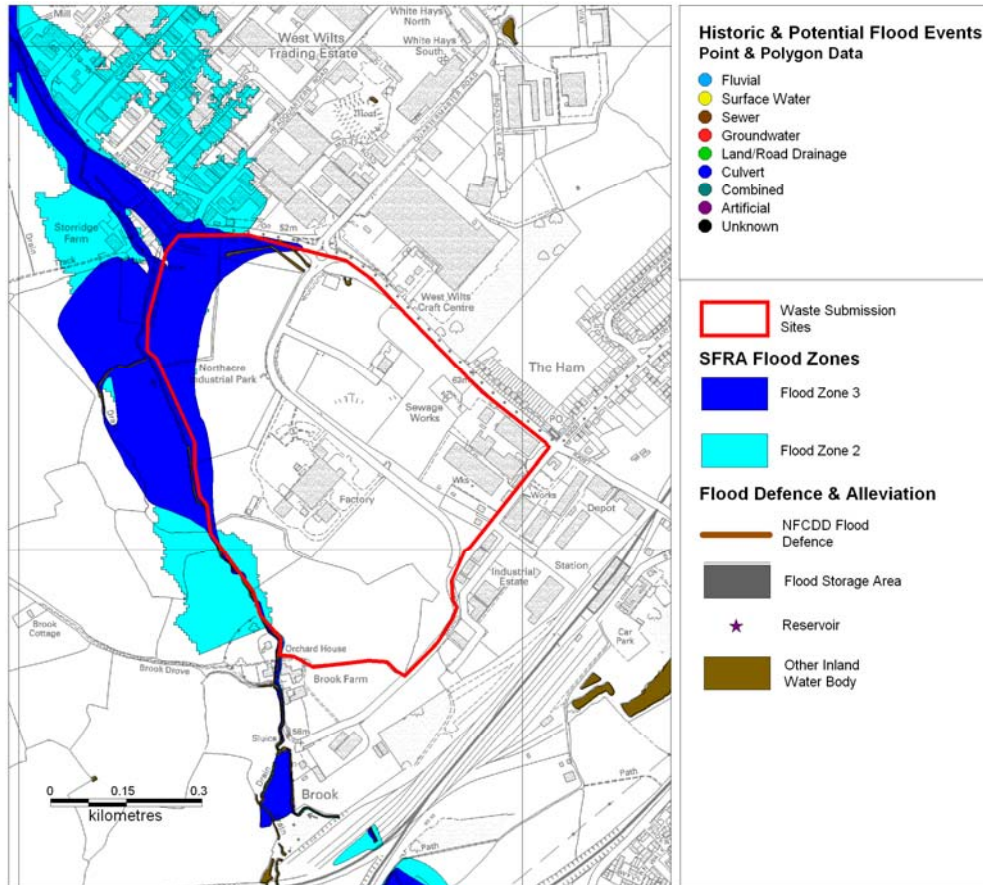
Consideration of alternatives

Some of the western part of site is in Flood Zone 2 but majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.

Supporting information

Site is an existing trading estate. Majority of the site is in Flood Zone 1 with the exception of some of the western part of the site which is in Flood Zone 2 associated with Biss Brook. The site is greater than 1 ha in size. The western part of the site is underlain by a minor aquifer of low vulnerability. The aquifer is likely to be shallow. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Northacre Trading Estate, Westbury

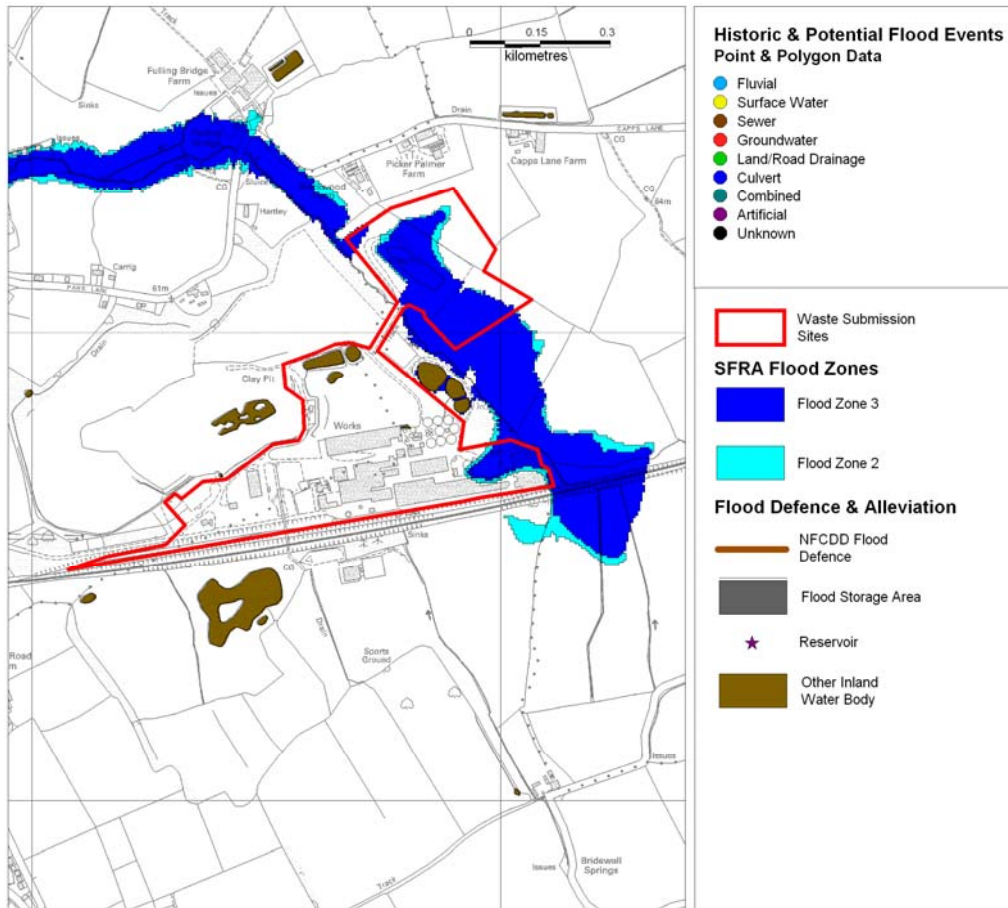
Area	West					
Size	43 ha					
Potential uses	MRF/WTS, LR, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate		✓				
ASTSWF More	✓					
Potential or historic flood issues	A number of minor inland water bodies have been identified within the site and within close vicinity of the site. No other flood incidents have been identified within the site or within the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					

Consideration of alternatives

The western boundary of the site is in Flood Zone 2 and Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.

Supporting information

The site is in Flood Zone 1 with the exception of the north west part of the site which is in Flood Zone 3 and a small area in the south west area of the site which is in Flood Zone 2. The site is larger than 1ha and situated (partly) on shallow minor aquifers of low and intermediate vulnerability. Flooding could interrupt operations and cause pollution to spread from the site, although only a fraction (10%) of the site is at risk. The site could increase the flood risk to surrounding sites, and there is a risk of groundwater flooding. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Lafarge Cement Works, Westbury

Area	West					
Size	24 ha					
Potential uses	HRC, MRF/WTS, LR, IWR/T, C, T (and associated L of residual waste from T process)					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)				✓		
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More			✓			
Potential or historic flood issues	A number of minor inland water bodies have been identified within the site and within close vicinity of the site. No other flood incidents have been identified within the site or within the vicinity of the site.					
Vulnerability	More vulnerable					
Exception Test required?	No – use sequential approach to development within site					

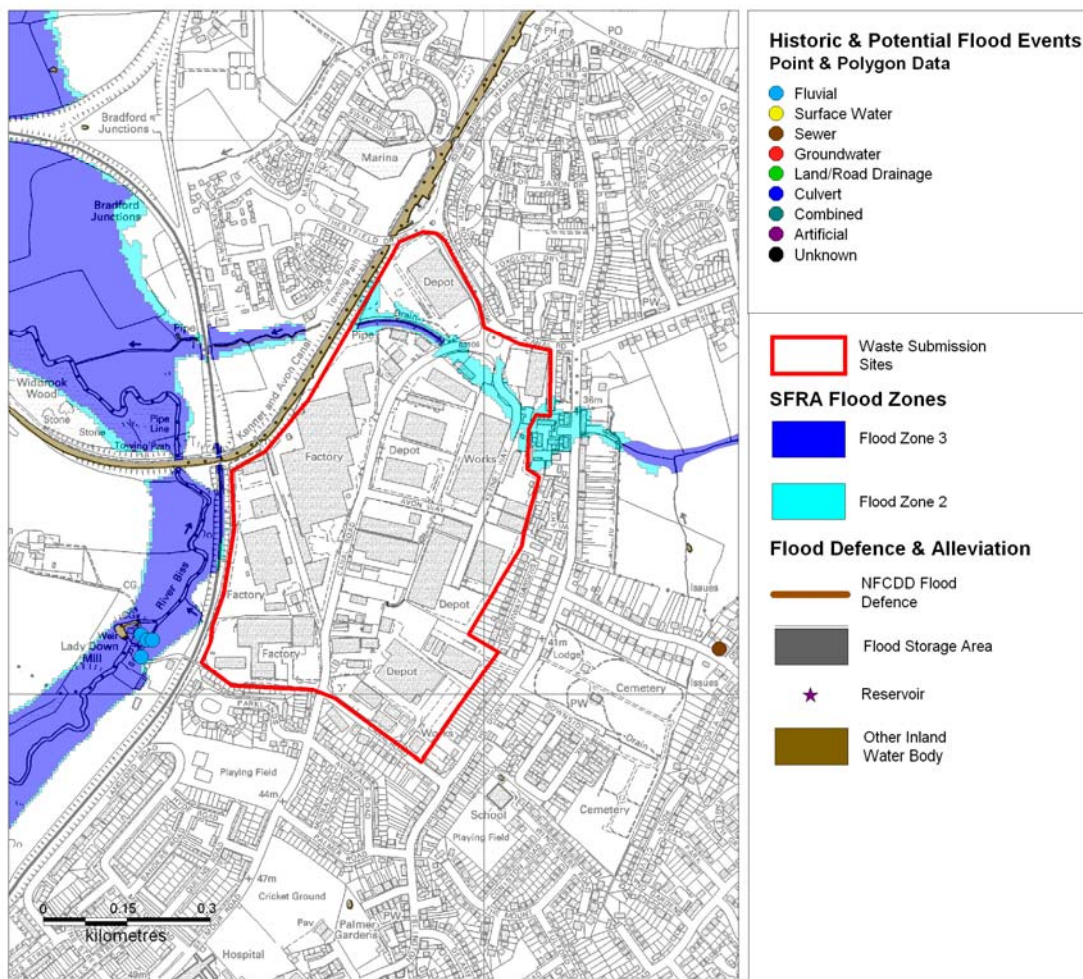
Consideration of alternatives

The clay pit which makes up the north eastern part of the site is in Flood Zone 3. Some of the eastern part of the site is in Flood Zone 2 and Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.

Supporting information

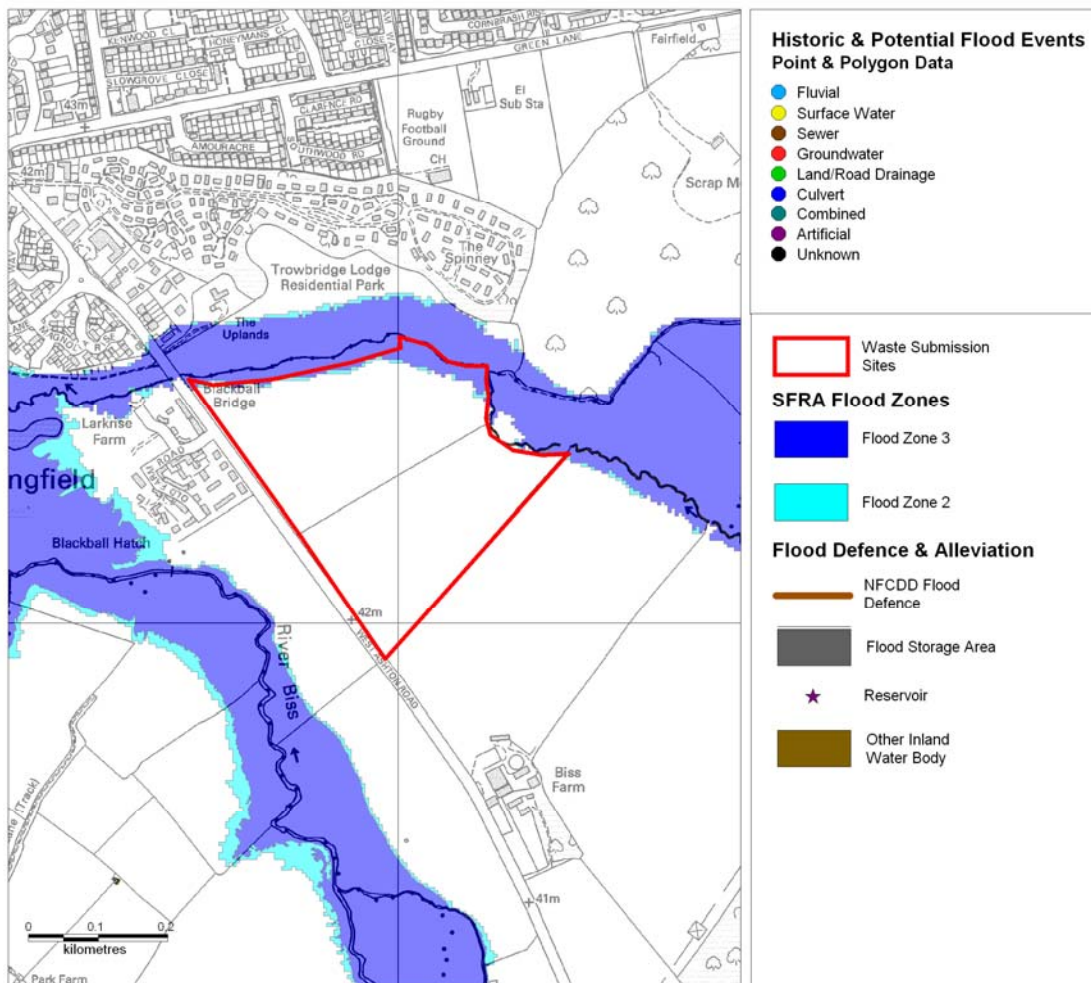
Site is a former cement plant which continues to operate as a depot. The site is in Flood Zone 1 with the exception of the north east and the south east corner of the site which is in Flood Zone 3. The site is greater than 1 ha in size. Site is partially located on a minor aquifer of intermediate vulnerability. Flooding could interrupt operations and cause pollution to spread from the site, although only a fraction of the site (about a quarter) is at risk. The site could increase the flood risk to surrounding sites.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



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Canal Road Industrial Estate, Trowbridge						
Area	West					
Size	35 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No historic flood incidents have been recorded within the site boundary. The Kennet and Avon Canal is located immediately west of the site. A sewer flooding incident has been recorded approximately 400m to the east of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					
Consideration of alternatives	Some of the northern part of the site is in Flood Zone 2 and Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.					
Supporting information	Site is an existing trading estate. The site is in Flood Zone 1 except for a small proportion of the northern part of the site which is in Flood Zone 2 and 3 associated with a tributary of the River Avon. Site is greater than 1 ha in size. The site and surroundings are underlain by unproductive strata (non-aquifer). Limited risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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West Ashton Employment Allocation, Trowbridge

Area	West					
Size	12 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2		✓				
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate			✓			
ASTSWF More	✓					
Potential or historic flood issues	No flood incidents identified within the site boundary or the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					

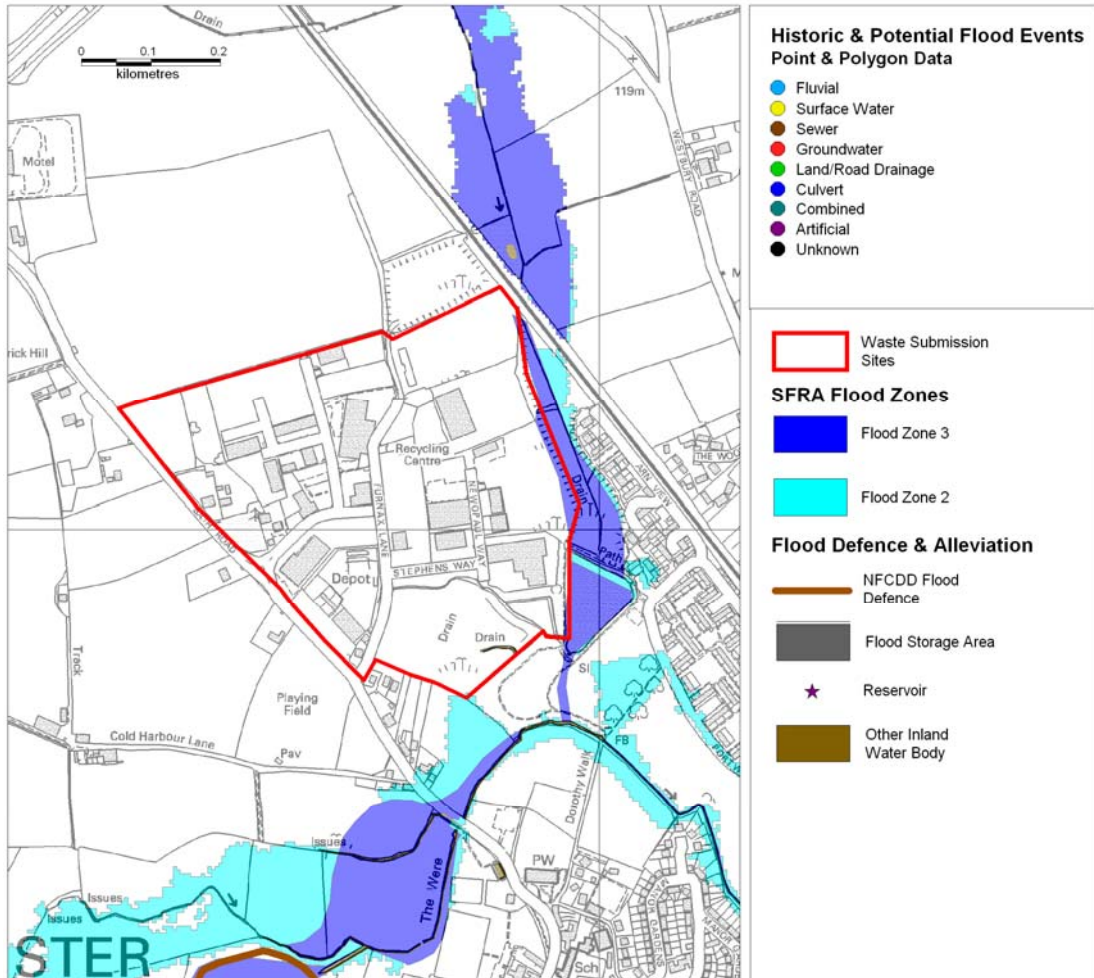
Consideration of alternatives

Part of the northern boundary of the site is in Flood Zone 2 and Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.

Supporting information

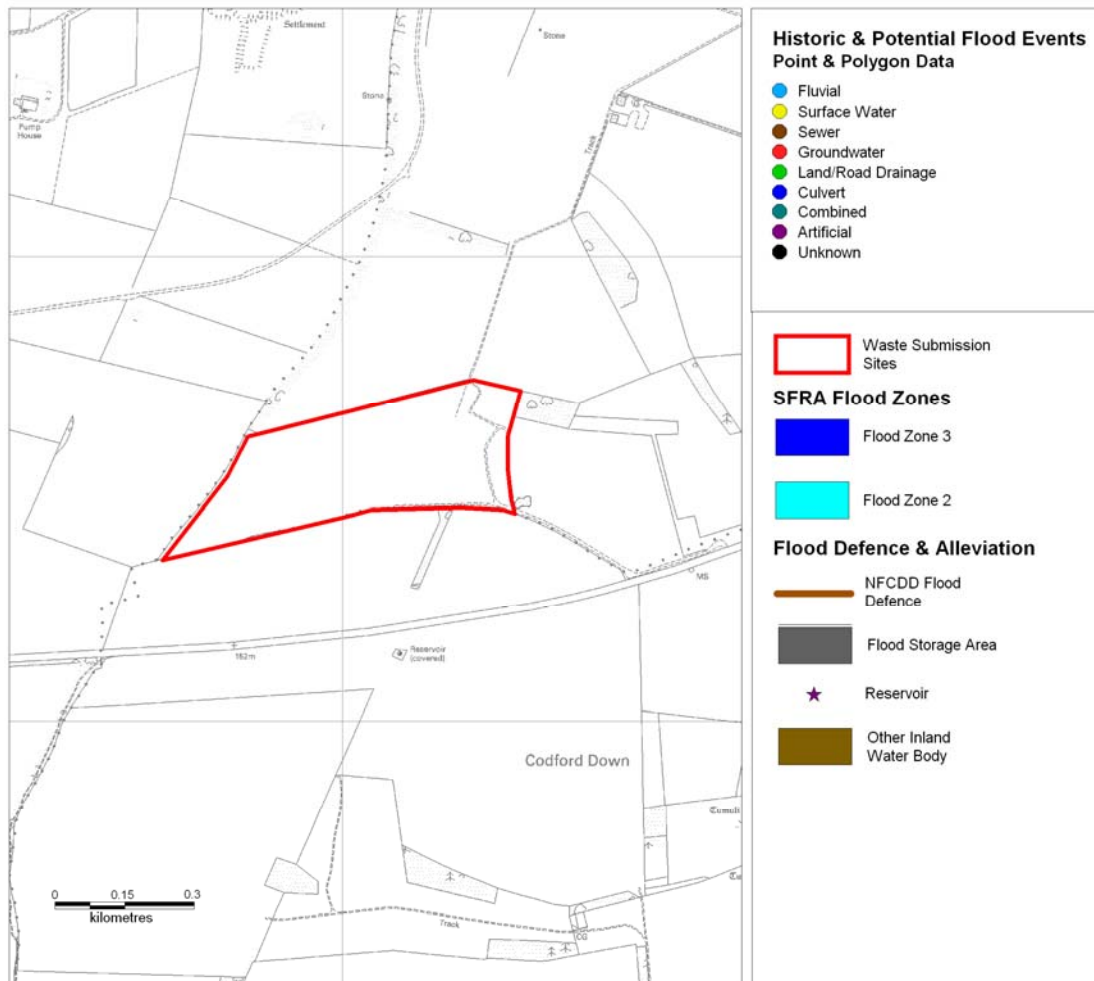
Site is an undeveloped employment allocation. The majority of the site lies within Flood Zone 1. However the far north east part of the site is located on a minor aquifer of high vulnerability and lies within Flood Zone 3 of the floodplain for the tributary of the River Biss. Fluvial flooding or flooding from groundwater could interrupt operations and cause pollution to spread from the site, although only a fraction of the site is at risk. The site could increase the flood risk to surrounding sites.

Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.



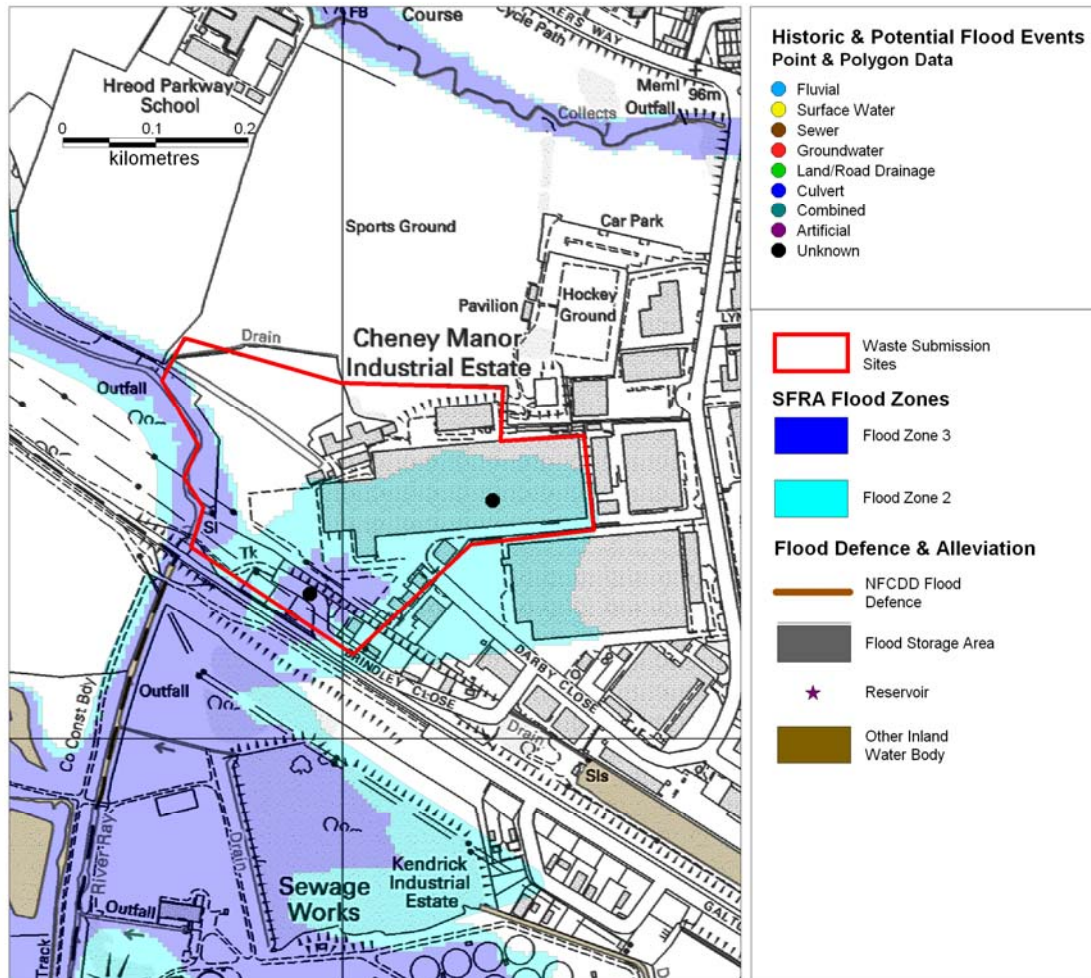
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Warminster Business Park, Warminster						
Area	West					
Size	23 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More			✓			
Potential or historic flood issues	Water body (land drain) identified within the site boundary. No flood incidents recorded within the site boundary or vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					
Consideration of alternatives						
Part of the eastern boundary of the site is in Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.						
Supporting information						
Site is an existing business park. The site is in Flood Zone 1 with the exception of the southern-most tip in Zone 2 and the eastern edge in Zone 3. Site is located on a major aquifer of high vulnerability and Source Protection Zone 2. Limited risk of fluvial flooding but there is the potential for pluvial and groundwater flooding.						
Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.						



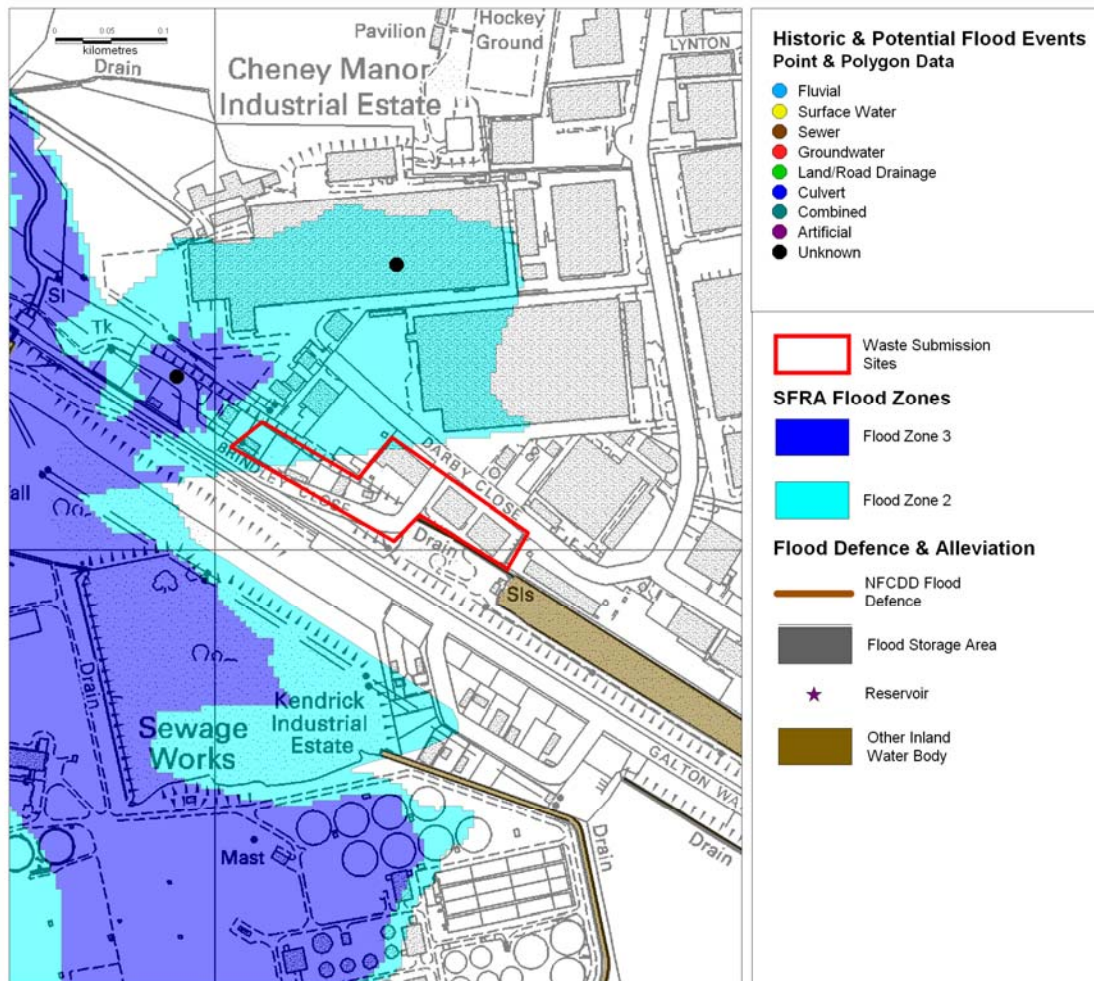
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Chitterne Waste Management Facility, Chitterne						
Area	West					
Size	16 ha					
Potential uses	MRF/WTS, LR IWR/T, C, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less		✓				
ASTSWF Intermediate		✓				
ASTSWF More			✓			
Potential or historic flood issues	No flood incidents identified within the site boundary or the vicinity of the site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is Greenfield adjacent to an inert landfill. The site is in Flood Zone 1 and is greater than 1 ha in size. Site is located on a major aquifer of high vulnerability. No risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



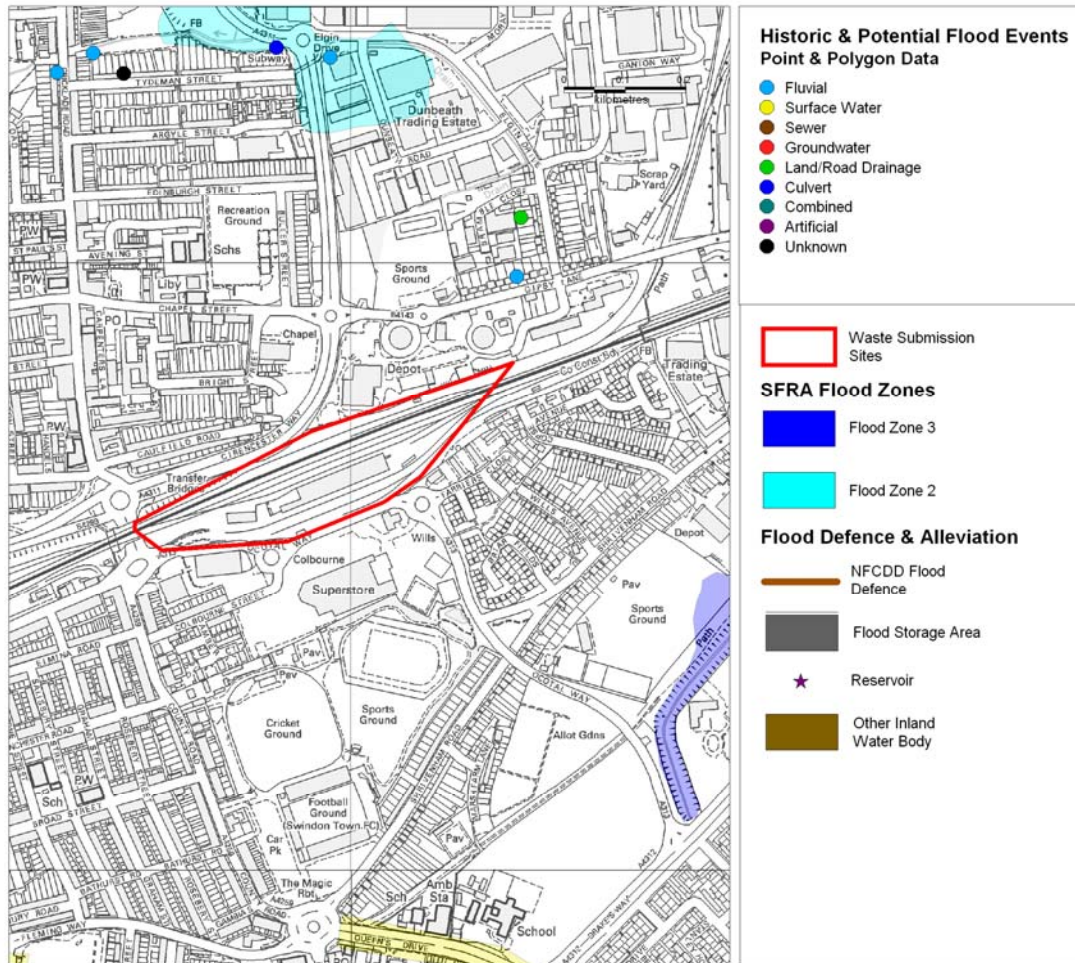
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Waterside Park, Swindon						
Area	Swindon Borough					
Size	9 ha					
Potential uses	LR, IWR/T, T					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2				✓		
Flood Zone 3 (Flood Zone 3b)		✓				
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate				✓		
ASTSWF More			✓			
Potential or historic flood issues	Two flood incidents of 'unknown origin' have been identified within the site boundary. These are likely to be directly or indirectly related to fluvial flooding from the River Ray.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					
Consideration of alternatives						
The western boundary and central/southern half of the site is in Flood Zone 2 and Flood Zone 3 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.						
Supporting information						
Site is an existing industrial estate. The site is in Flood Zone 1 with the exception of the central/southern part of the site which is in Zone 2. The western margin and a small area in the southern most part of the site are located on a minor aquifer of high vulnerability and are in Flood Zone 3. Risk of fluvial and pluvial flooding and potentially groundwater flooding.						
Possible risk mitigation: Engineered flood defence, SuDS design to control runoff.						



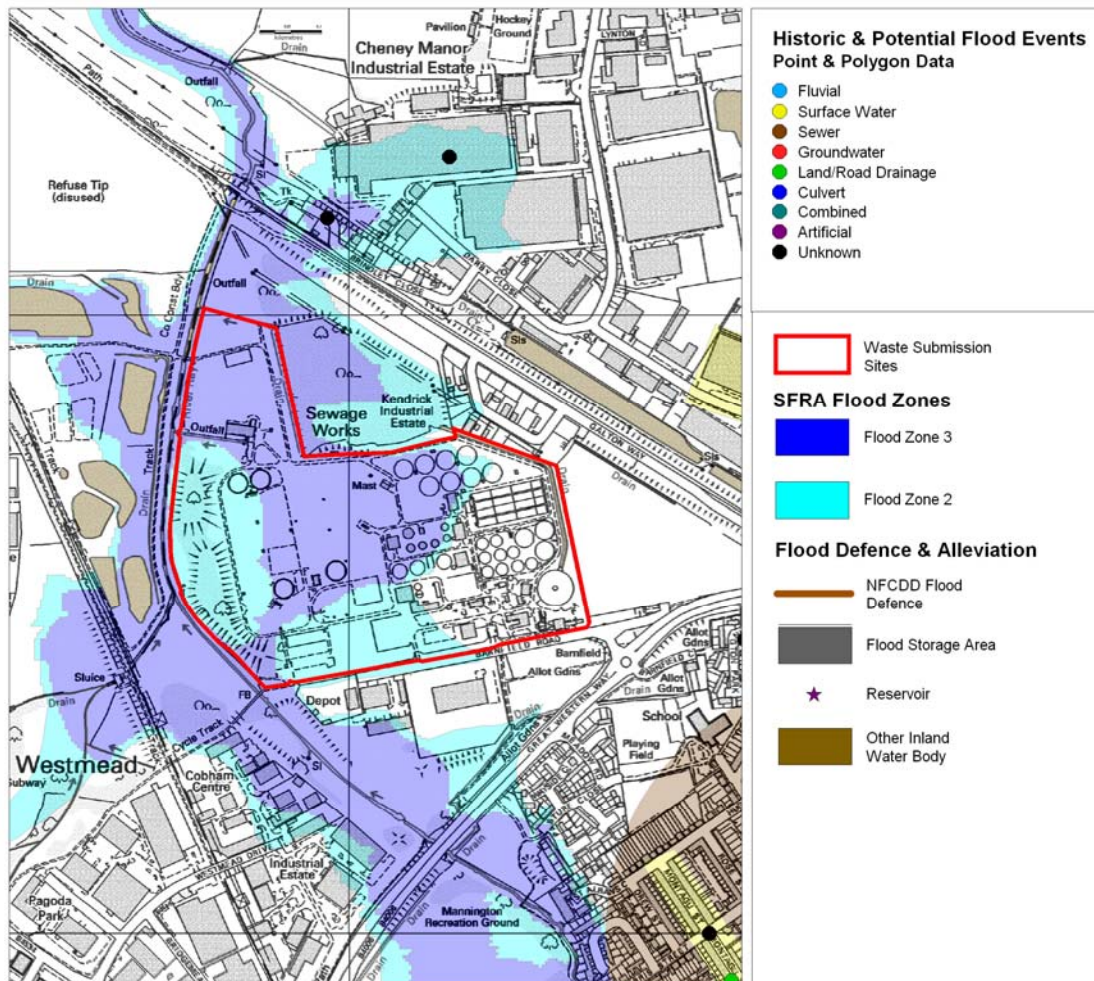
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Brindley Close/Darby Close, Swindon						
Area	Swindon Borough					
Size	1 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2			✓			
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate				✓		
ASTSWF More		✓				
Potential or historic flood issues	A flood incident of unknown source has been recorded approximately 200m to the north of the site. However no flood incidents have occurred within the site boundary.					
Vulnerability	Less vulnerable					
Exception Test required?	No – use sequential approach to development within site					
Consideration of alternatives						
Some northern parts of the site are in Flood Zone 2 but the majority of the site is in Flood Zone 1. Development can be sequentially located within the site. No need to consider alternatives.						
Supporting information						
Site is an existing industrial estate. The western part of the site is located on a minor aquifer of high vulnerability and is in Flood Zone 2 associated with the River Ray. The remainder of the site is in Flood Zone 1. Being in Flood Zone 2 means that there is some risk of fluvial flooding to part of the site; however there is also a risk of pluvial and groundwater flooding.						
Possible risk mitigation: Surface Water Management Plan, SuDS design to control runoff.						



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Transfer Bridges Industrial Estate, Swindon						
Area	Swindon Borough					
Size	7 ha					
Potential uses	MRF/WTS, LR					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2	✓					
Flood Zone 3 (Flood Zone 3b)	✓					
Site < 20m from Flood Zone 2	No					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate	✓					
ASTSWF More	✓					
Potential or historic flood issues	Two historic flood events have been recorded approximately 200m north of the site. However no flood incidents have occurred within the site boundary.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives	Site is not in Flood Zone 2 or 3. No need to consider alternatives.					
Supporting information	Site is an existing industrial estate. The site is within Flood Zone 1 and is greater than 1 ha in size. Site is on unproductive strata (non-aquifer). No risk of fluvial flooding but the potential for pluvial flooding should be investigated. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.					



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Rodbourne Sewage Works, Swindon						
Area	Swindon Borough					
Size	25 ha					
Potential uses	WWT					
Flood risk (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
Flood Zone 2				✓		
Flood Zone 3 (Flood Zone 3b)				✓		
Site < 20m from Flood Zone 2	Yes					
ASTSWF (% of area)	0	0 - 5	5 - 20	20 - 50	50 - 75	75 - 100
ASTSWF Less			✓			
ASTSWF Intermediate			✓			
ASTSWF More		✓				
Potential or historic flood issues	No flood incidents recorded within the site boundary. Two flood incidents of 'unknown origin' identified 300m and 500m to north of site.					
Vulnerability	Less vulnerable					
Exception Test required?	No					
Consideration of alternatives						
Parts of the site are in Flood Zone 2 and Flood Zone 3. Site is an existing waste water treatment works and an extension to this would be compatible with the flood zones. No need to consider alternatives.						
Supporting information						
Site is an existing sewerage treatment works. The western half of the site is located on a minor aquifer of intermediate vulnerability and lies within Flood Zones 2 and 3 of the River Ray flood plain. The site is greater than 1 ha in size. Flooding could interrupt operations and cause pollution to spread from the site, although only a fraction of the site is at risk. The site could increase the flood risk to surrounding sites. Possible risk mitigation: Sustainable Drainage Systems (SuDS) within design, infiltration devices, Surface Water Management Plan.						

7. Conclusions and recommendations

- 7.1. The Sequential Test has been applied to 33 sites identified in the Wiltshire and Swindon Waste Site Allocations DPD additional informal consultation (January 2010). These sites conform to the policy framework set out in the adopted Waste Core Strategy DPD (policies WCS2 and WCS3) and aim to provide a flexible framework of waste facilities to meet forecast demand and the settlement framework of the Plan area.
- 7.2. PPS25 seeks to ensure that flood risk is taken into account at all stages in the planning process and that new development is steered towards land in Flood Zone 1. Out of the 33 sites tested 20 are wholly in Flood Zone 1 and these sites are deemed suitable for waste development without the need for further consideration. The remaining 13 sites are affected by one or more of the higher risk zones, however of these 13 sites:
 - six sites contain less than 5% of their area within Flood Zone 2
 - three sites contain 5 - 20% of their area within Flood Zone 2
 - three sites contain 20 - 50% of their area within Flood Zone 2
 - six sites contain less than 5% of their area within Flood Zone 3
 - two sites contain 20 - 50% of their area within Flood Zone 3
- 7.3. Previous work on consolidating the list of potential waste sites has indicated that there are no known alternative sites which are available. The absence of available sites has led to the 13 sites which contain areas within Flood Zone 2 and Flood Zone 3 to be deemed 'acceptable' for waste development. This is because waste development can be sequentially located within the site to ensure development is steered to areas at the lowest probability of flooding. Sequentially locating development removes the need to consider alternative sites.
- 7.4. All of the 33 sites tested satisfy the Sequential Test and do not require the Exception Test.