

Appendix B: Strategic Flood Risk Assessment of sites considered for inclusion in the Waste Plan

Site ref	Site Name	Nearest Town	Proposed development	Site size (ha)	Fluvial Flooding Risk – Flood Zones 1, 2 and 3 (assumed FZ3 includes both 3a and 3b)						Risk of Flooding from Surface Water (1 in 30; 1 in 100 & 1 in 1000 year flood zones)			Sequential Test Comments/ Recommendations	
					FRz1 ha	FRZ1 %	FRZ2 ha	FRZ2 %	FRZ3 ha	FRZ3 %	Proximity of site to FZ2	area within 1 in 30 yr (high risk) RoFSW 0.1% Proximity if not within	area within 1 in 100 yr (Medium risk) RoFSW 1% Proximity if not within		area within 1 in 1000 yr (low risk) RoFSW 3.3% Proximity if not within
BO01	Kinson Sewage Treatment Works	Bournemouth	Bulky waste transfer/treatment	1.18	1.18	100	0	0	0	0.00	60m	<60% coincidence	~2m distance from RoFSW	100m distance from RoFSW	<p>Site situated entirely within FZ1 however site is in close proximity to FZ2. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p>
CB01	Hurn MRF	Hurn	MRF	1.37	0.74	54.01	0.63	45.99	0.44	32.12	Within FRZ2	~1m distance from RoFSW	~4m distance from RoFSW	120m distance from RoFSW	<p>Site is already a permitted waste facility.</p> <p>This site is partly in FZ2 and 3 which would require application of the sequential test if taken forward for potential development.</p> <p>FRA also to include surface water management to ensure that the site is protected and that no off-site worsening results.</p>
Inset 7 (CB02A)	Eco Composting - extension	Parley	Intensification of site inc. management of non-hazardous waste	16.06	15.27	95.08	0.79	4.92	0.54	3.36	Within FRZ2	<20% coincidence	<10% coincidence	<10% coincidence	<p>Site is already a permitted waste facility.</p> <p>This site is partly in FZ2 and 3 which would require application of the sequential test if taken forward for potential development. However, it is likely to be possible to avoid development on these areas.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p>

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ED01	Brook Road	Wimborne	HRC	0.06	0.06	100	0	0	0	0.00	32m	<20% coincidence	<10% coincidence	200m distance from RoFSW	<p>Site situated entirely within FZ1 however site is in close proximity to FZ2. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p>	
ED04	West Moors Petroleum	West Moors	Transfer, treatment Depot	12.02	12.02	100	0	0	0	0.00	480m	<20% coincidence	<10% coincidence	<10% coincidence	<p>Site situated entirely within FZ1 so should be suitable, in flood risk terms, for allocation in the Waste Plan.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p>	
ED05	Little Canford Depot	Hampreston	Depot/HRC	4.95	4.92	99.39	0.03	0.61	0.05	1.01	Within FRZ2	<10% coincidence	100m distance from RoFSW	200m distance from RoFSW	<p>This site is partly/adjacent to FZ2 and 3 which would require application of the sequential test if taken forward for potential development. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management to ensure that the site is protected and that no off-site worsening results.</p>	
ED06	East Dorset Police HQ	Ferndown	HRC, transfer, treatment	1.57	0.36	22.93	1.21	77.07	0.05	3.18	Within FRZ2	~2m distance from RoFSW	~4m distance from RoFSW	~4m distance from RoFSW	<p>Majority of the site lies within FZ2, the southern end lies within FZ3.</p> <p>Although it is likely to be possible to avoid development in FZ3, the WPA has taken a precautionary approach and assumed that climate change may result in the current extent of FZ2 becoming FZ3. Application of the sequential test should be applied.</p> <p>This site is not considered, in flood risk terms, to be considered suitable for allocation in the Waste Plan.</p>	

ED07	Bailie Gate	Sturminster Marshall	Depot	3.26	3.26	100	0	0	0	0.00	230m	<10% coincide nce	26m distance from RoFSW	300m distance from RoFSW	<p>Site situated entirely within FZ1 however site is in fairly close proximity to FZ2. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p>
ED08	Candys Lane	Wimborne	Depot	1.29	1.29	100	0	0	0	0.00	42m	26m distance from RoFSW	100m distance from RoFSW	100m distance from RoFSW	<p>Site situated entirely within FZ1. The site is situated in close proximity to FZ2 however FZ2 is the other site of the A31. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p>
ND01	Land at Hollands Way - area 1	Blandford	WMC	0.98	0.98	100	0	0	0	0.00	820m	0m distance from RoFSW	1m distance from RoFSW	10m distance from RoFSW	<p>Site is already a permitted waste facility.</p> <p>Site situated entirely within FZ1. FZ2 and 3 some distance from the site.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
ND02	Shaftesbury Lane	Blandford	Depot, HRC	3.04	3.04	100	0	0	0	0.00	920m	<10% coincide nce	115m distance from RoFSW	140m distance from RoFSW	<p>Site situated entirely within FZ1. FZ2 and 3 some distance from the site.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>

ND04	Blandford Brewery	Blandford	Depot	0.58	0.53	91.38	0.05	8.62	0	0.00	Within FRZ2	<70% coincidence	<10% coincidence	<10% coincidence	<p>Very small part of site situated within FZ2/3. Climate Change predictions may result in flood outlines greater than existing FZ2. If this is the case, given the site of the site and available land it is unlikely to be possible to avoid development in FZ2/3.</p> <p>Further work, site specific FRA, application of the sequential test may be required to support development on this site.</p> <p>FRA also to include surface water management.</p> <p>This site is unlikely to be considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
ND05	Land south of Pimperne	Blandford	WMC/depot	4.08	3.66	89.71	0.42	10.29	0.3	7.35	Within FRZ2	0m distance from RoFSW	6m distance from RoFSW	10m distance from RoFSW	<p>The majority of the site is situated within FZ1. The edge of the site is situated within FZ2 and 3.</p> <p>Further work, site specific FRA, application of the sequential test may be required to support development on this site. Given the size of the site it is likely to be possible to avoid development within FZ2 and 3. However, Climate Change predictions may result in flood outlines greater than existing FZ2. If this is the case, avoidance of development in FZ2/3 is uncertain.</p> <p>FRA also to include surface water management and flood risk in association with Pimperne Stream.</p> <p>EA objection to this site because of its location in a groundwater Source Protection Zone.</p>
ND06	North of Wincombe Business Park	Shaftesbury	HRC	0.18	0.18	100	0	0	0	0.00	1.7km	80m distance from RoFSW	170m distance from RoFSW	220m distance from RoFSW	<p>Site is entirely situated within FZ1. No FZ2 or FZ3 within at least 500m, no water resources on site or within at least 500m.</p> <p>FRA to include surface water management.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
ND08	Enmore Green	Shaftesbury	HRC	14.28	14.28	100	0	0	0	0.00	1.2km	<30% coincidence	<10% coincidence	<10% coincidence	<p>Site is entirely situated within FZ1. No FZ2 or FZ3 within at least 500m.</p> <p>FRA to include surface water management.</p>

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PK02	Dorset Green	Winfrith	Transfer, depot	72.16	67.06	92.93	5.1	7.07	1.07	1.48	Within FRZ2	<30% coincidence	<20% coincidence	<10% coincidence			Parts of the south east corner of the site are located within or are adjoining Flood Zones 2 and 3. This is a large site and development is likely to be able to avoid FZ2 and 3. Sequential Test for flood risk issues will be needed if any development is proposed to encroach within Flood Zones 3 and 2.
PO03	Nuffield WMC	Poole	WMC	1.09	1.09	100	0	0	0	0.00	150m	<30% coincidence	<20% coincidence	<10% coincidence			Site is entirely situated in Flood Zone 1 and although FZ2 and 3 are situated in close proximity they are separated from the site by build development within the Nuffield Industrial Estate. This is an existing waste management site and a flood risk assessment has recently been undertaken to accompany the application to redevelop the site. This assessment focused on reducing the risk of surface water flooding in the area.
WD01	Land NW of Monkey Jump	Dorchester	HRC	4.16	4.16	100	0	0	0	0.00	1.1km	1m distance from RoFSW	2m distance from RoFSW	240m distance from RoFSW			Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km. FRA to include surface water management. This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.
WD03	Land south of stadium roundabout	Dorchester	HRC/Transfer	3.34	3.34	100	0	0	0	0.00	330m	<60% coincidence	<10% coincidence	18m distance from RoFSW			Site is entirely situated in Flood Zone 1. FZ2 and 3 to the east of the site. FRA to include surface water management. Site regularly known to have standing water in the winter.
WD06	Rainbarrow Farm	Dorchester	HRC, transfer	1.34	1.34	100	0	0	0	0.00	1.3km	100m distance from RoFSW	320m distance from RoFSW	320m distance from RoFSW			Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km. FRA to include surface water management. This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.
WD08	Poundbury Parkway Farm	Dorchester	HRC	0.93	0.93	100	0	0	0	0.00	1.4km	<70% coincidence	<40% coincidence	<30% coincidence			Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km. FRA to include surface water management. Extensive flooding shown

															on EA surface water maps. Site thought to be at significant risk. Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.
WD10	Broadcroft (proposed)	Portland	Inert landfill	4.6	4.6	100	0	0	0	0.00	330m	<20% coincidence	<10% coincidence	<10% coincidence	Site is entirely situated within Flood Zone 1. FRA to include surface water management. This site is likely to be considered, in flood risk terms, suitable for allocation in the Waste Plan.
WD12	Bourne Park	Piddlehinton	Bulky waste transfer Green waste composting	0.26	0.26	100	0	0	0	0.00	840m	<10% coincidence	<5% coincidence	200m distance from RoFSW	Site is entirely situated within Flood Zone 1. FZ2 and 3 some distance from the site. FRA to include surface water management. This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.
WP01	Ferndown Area of Search	Ferndown	HRC/Transfer	98.64	98.64	100	0	0	0	0.00	220m	<30% coincidence	<20% coincidence	<10% coincidence	The entire site is situated within Flood Zone 1. FZ2 and 3 are some 220m from the NE tip of the site. FRA to include surface water management. Some flooding and ponding is shown on EA surface water maps. This is likely to be most significant towards the northern part of Uddens Trading Estate. Given the site of the site it would be possible to avoid this area to minimise impacts. Although, it is noted that the entire site (Blunts Farm) is allocated for employment so cumulative impacts of development of the wider site would need to be taken into consideration. Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.
WP02	Woolsbridge_Area1	Three Legged Cross	Transfer, treatment	7.42	6.48	87.33	0.94	12.67	0.59	7.95	Within FRZ2	<5% coincidence	6m distance from RoFSW	55m distance from RoFSW	Part of the site is within Flood Zone 2 and 3. The sequential test should therefore be undertaken. However, given the size of the site and extent of FZ2 and 3 development within these areas could be avoided.

																	<p>FRA to include surface water management. There is an indication of surface water flooding during extreme rainfall events.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p>
Inset 1 (WP02)	Woolsbridge_Area2		Waste transfer treatment of bulky waste	5.47	5.15	94.15	0.32	5.85	0.17	3.11	Within FRZ2	<10% coincidence	1m distance from RoFSW	35m distance from RoFSW	<p>A small part of the site is within Flood Zone 2 and 3. The sequential test should therefore be undertaken. However, given the size of the site and extent of FZ2 and 3 development within these areas could be avoided.</p> <p>Land within Flood Zone 2 and 3 has been removed from the site allocation.</p> <p>FRA to include surface water management. There is an indication of surface water flooding during extreme rainfall events.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p>		
Inset 9 (WP03)	<p>Mannings Heath Area of Search</p> <p>NB: Site allocation has been reduced in size since this assessment was prepared.</p> <p>Land at Mannings Heath Industrial Estate</p>	Poole	Treatment/Transfer	5.82	5.82	100	0	0	0	0.00	1.6km	<20% coincidence	<10% coincidence	3m distance from RoFSW	<p>Site allocation is an existing waste management site proposed for intensification only.</p> <p>Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km.</p> <p>FRA to include surface water management.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>		
Inset 8 (WP04)	Site Control Centre	Canford Magna	Treatment	6.08	6.08	100	0	0	0	0.00	1.3km	<30% coincidence	<10% coincidence	3m distance from RoFSW	<p>This is an existing waste management site proposed for intensification and minor expansion.</p> <p>Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km.</p>		

																<p>FRA to include surface water management. Some flooding shown on EA surface water maps. Thought to be at some risk of surface water flooding and isolated ponding.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
Inset 8 (WP04)	Site Control Centre - Ext Area 1 (combined in above assessment)	Canford Magna	Treatment	0.66	0.66	100	0	0	0	0.00	1km	<80% coincidence	<50% coincidence	<10% coincidence	<p>Site is entirely situated in Flood Zone 1. No F22 or 3 within 1km.</p> <p>FRA to include surface water management. Some flooding shown on EA surface water maps. Thought to be at some risk of surface water flooding and isolated ponding.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>	
Inset 2 (WP06)	Land south of Sunrise Business Park	Blandford	WMC	5.3	5.3	100	0	0	0	0.00	1.06km	220m distance from RoFSW	230m distance from RoFSW	230m distance from RoFSW	<p>Site is entirely situated in Flood Zone 1. No F22 or 3 within 1km.</p> <p>FRA to include surface water management although site not thought to be at risk of surface water flooding.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>	
Inset 3 (WP07)	Brickfields	Gillingham	HRC	12.46	11.27	90.45	1.19	9.55	0.22	1.77	Within FRZ2	<10% coincidence	0m distance from RoFSW	0m distance from RoFSW	<p>Small part of the edge of the site is situated in Flood Zone 2 and 3 so sequential test required.</p> <p>Site Allocation has removed land within F22 and 3. Given the size of the site it is also likely to be possible to also provide a buffer from F22 and 3 to allow for any</p>	

															<p>changes to the flood zones that come about due to climate change.</p> <p>FRA to include surface water management as the site is thought to be at risk of surface water flooding during extreme rainfall events.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
Inset 12 (WP08)	Gillingham Sewage Works	Gillingham	STW extension	1.15	1.15	100	0	0	0	0.00	40m	<30% coincidence	<15% coincidence	<10% coincidence	<p>Extension to Sewage treatment works. Entire extension area situated within Flood Zone 1. Easter half of the existing facility lies within FZ2 and 3.</p> <p>FRA to include surface water management. The northern half of the site is thought to be at risk from surface water flooding.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
Inset 13 (WP09)	Maiden Newton Sewage Works	Maiden Newton	STW extension	0.38	0.38	100	0	0	0	0.00	125m	<10% coincidence	100m distance from RoFSW	140m distance from RoFSW	<p>Entire site is situated within Flood Zone 1. FZ 2 and 3 are situated in close proximity however they are separated from the proposals by a railway and road.</p> <p>Site thought to be at theoretical risk of flooding but only in extreme rainfall events when an overland flow route is thought to develop north-east / south-west, towards the railway line adjoining the sites.</p> <p>Consideration of surface water management should be encouraged to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is, in flood risk terms, suitable for allocation in the Waste Plan.</p>

WP10	Stinsford Hill	Dorchester	HRC	7.51	5.59	74.43	1.92	25.57	1.79	23.83	Within FRZ2	<10% coincidence	38m distance from RoFSW	45m distance from RoFSW	<p>A significant proportion of the site is in Flood Zone 2 and 3 therefore the sequential test should be applied. Given the size of the available land it should be possible to position the WMC wholly within FZ1.</p> <p>FRA to include surface water management. The site is at risk of surface water flooding during rainfall events.</p> <p>Consideration of surface water management should be encouraged to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p>
Inset 5 (WP11)	Loudsmill Extension/Rearrangement NB: Site allocation has been reduced in size since this assessment was prepared.	Dorchester	HRC	7.38	6.77	91.73	0.61	8.27	0	0.00	Within FRZ2	<30% coincidence	<10% coincidence	20m distance from RoFSW	<p>The majority of the site is situated within FZ1. The margins of the northern edge of the site is within FZ2 so sequential test may be required. However, it is likely that this area of land would be used for access and development could be avoided. Advice from the LLFA is that any works to the adjacent Main River Frome, or associated floodplain (Flood Zone 2), is likely to require Flood Defence Consent (FDC) from the EA.</p> <p>FRA to include surface water management. The site is thought to be at risk of surface water flooding during extreme rainfall events.</p> <p>Consideration of surface water management should be encouraged to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p>
Inset 6 (WP12)	Old Radio Station/Friary Press	Dorchester	Transfer/Depot	3.35	3.35	100	0	0	0	0.00	1.5km	380m distance from RoFSW	500m distance from RoFSW	500m distance from RoFSW	<p>Site is entirely situated in Flood Zone 1. No FZ2 or 3 within 1km.</p> <p>FRA to include surface water management although site not thought to be at risk of surface water flooding.</p> <p>Consideration of surface water management will need to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>

WP13	Charminster Depot_Area1	Dorchester	Depot	2.64	2.64	100	0	0	0	0.00	180m	<15% coincide nce	<10% coinciden ce	<5% coincide nce	Entire site is situated within Flood Zone 1. FZ 2 and 3 are situated in relatively close proximity however they are separated from the proposals by a roads and properties.
WP13	Charminster depot_Area2	Dorchester	Depot	0.46	0.46	100	0	0	0	0.00	310m	75m distance from RoFSW	75m distance from RoFSW	80m distance from RoFSW	<p>Site is not thought to be at theoretic risk of surface water flooding, other than two small ponding features shown to the eastern and southern boundary of the Charminster Farm (south) site</p> <p>Consideration of surface water management should be encouraged to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is, in flood risk terms, suitable for allocation in the Waste Plan.</p>
Inset 11 (WP14)	Bourne Park - Green waste composting	Piddlehinton	Green Waste Composting	0.9	0.9	100	0	0	0	0.00	980m	40m distance from RoFSW	90m distance from RoFSW	190m distance from RoFSW	<p>Site is entirely situated within Flood Zone 1. FZ2 and 3 some distance from the site.</p> <p>FRA to include surface water management. Little or no indication of surface water flooding other than localised ponding during severe rainfall events.</p> <p>This site is considered, in flood risk terms, suitable for allocation in the Waste Plan.</p>
Inset 4 (WP15)	Blackhill Road	Wareham	Depot/ Transfer	0.6	0.6	100	0	0	0	0.00	360m	5m distance from RoFSW	20m distance from RoFSW	70m distance from RoFSW	<p>Entire site is situated within Flood Zone 1. FZ 2 is situated some distance away and is separated from the proposals by roads and other industrial units.</p> <p>Site is not thought to be at theoretic risk of surface water flooding. Consideration of surface water management should be encouraged to comply with the NPPF, to ensure both that the site is protected and that no off-site worsening results.</p> <p>This site is, in flood risk terms, suitable for allocation in the Waste Plan.</p>
WP16	Swanworth Quarry	Worth Matravers	Inert fill	37.57	37.57	100	0	0	0	0.00	660m	<25% coincide nce	<20% coinciden ce	<15% coincide nce	<p>Site is an existing quarry with permission for inert waste filling.</p> <p>Entire site is situated within FZ1. FZ2 is situated some distance away.</p>

															Site is shown to have some risk of surface water flooding during more severe rainfall events. This is shown by relevant mapping as isolated ponding features, largely positioned within the centre of the site. Adequate surface water management should be introduced to prevent off site worsening. Infilling activity will alter topography/ground levels and change the pattern of ponding highlighted above.
WP17	Land east of Sunrise	Blandford	WMC	16.82	16.82	100	0	0	0	0.00	950m	30m distance from RoFSW	420m distance from RoFSW	430m distance from RoFSW	<p>Entire site is situated within Flood Zone 1. FZ 2 is situated some distance away.</p> <p>FRA to include surface water management. Site is not shown to be at risk of surface water flooding. A site specific strategy of surface water management should demonstrated that runoff rates are not increased or any off site worsening generated.</p>
WP18	Langton Lodge Farm	Blandford	WMC	7.74	7.74	100	0	0	0	0.00	270m	90m distance from RoFSW	260m distance from RoFSW	270m distance from RoFSW	<p>Site situated entirely within FZ1 however site is in relatively close proximity to FZ2. Climate Change predictions may result in flood outlines greater than existing FZ2.</p> <p>Further work, site specific FRA, may be required to support development on this site.</p> <p>FRA also to include surface water management although the site is not shown to be at risk of surface water flooding. A site specific strategy of surface water management should demonstrate that runoff rates are not increased or off site worsening generated.</p> <p>NB: EA have raised significant concerns to this site due to potential impact on groundwater. A hydrological risk assessment would be required.</p>
Inset 10 (WP19)	Binnegar	East Stoke	Treatment	9.92	9.92	100	0	0	0	0.00	30m	<30% coincidence	<20% coincidence	<10% coincidence	<p>Site situated entirely within FZ1 however site is in relatively close proximity to FZ2. Climate Change predictions may result in flood outlines greater than existing FZ2. This could be a future risk however this is an existing waste management facility and proposals are likely to utilise existing buildings.</p> <p>Site is at some risk of surface water flooding during significant rainfall</p>

															<p>events and is likely to have high ground water levels. The (theoretical) surface water flooding is shown by relevant mapping to form isolated ponding.</p> <p>A site specific strategy of surface water management should demonstrate that runoff rates are not increased and therefore do not contribute to a cumulative impact or off site / downstream worsening of flood risk.</p>
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