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LAND NORTHWEST OF OXTED STATION, TANDRIDGE

Hydrological Sequential Test

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Prepared by:

RPS

Penelope Moody
Consultant

20 Farringdon Street
London
EC4A 4EN

T +44 1454 853 000
E penelope.moody@rps.tetratech.com

Prepared for:

Croudace Homes Limited

Croudace House, Caterham
Surrey
CR3 6XQ

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1 PROJECT AND SITE BACKGROUND

1.1 Introduction

1.1.1 RPS have been appointed by Croudace Homes Ltd (the Client) to prepare a hydrological sequential test as requested by Tandridge District Council in regard to Land Northwest of Oxted Station, Tandridge.

1.1.2 This report has been prepared to assess the site and its potential ranking within a district wide sequential test on hydrological (flood risk) grounds only.

1.1.3 The purpose of this note is to provide suitable information for assessing the NPPF Sequential Test to support an outline planning application. It will be carried out in accordance with the approach contained in Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section title "flood risk and coastal change" and the specific guidance set out in the DEFRA guidance "**Flood risk assessment: the sequential test for applicants**". In addition, it will have regard to the High Court decision Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council which explores further the requirements when undertaking a sequential test.

1.2 Background

1.2.1 In order to inform our scope of services, we refer to recent appeal cases and decisions regarding the anticipated requirement for a sequential test for the development based on recent experience in the area and wider planning activity.

1.2.2 The application site is located at National Grid Reference TQ 38740 53088, north of the town of Oxted. The site is irregular in shape and occupies an area of approximately 9.45 hectares (ha) and is currently 100% agricultural land. The site Location plan is shown as Figure 1.

1.2.3 The development proposals include the construction of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works. All matters are reserved except for access at the approximate postcode RH8 0LW.

1.2.4 This technical note deals specifically with the NPPF sequential test and is based on information from the project planners, and publicly available flood risk data.

1.2.5 In summary, the flood risk at the site as identified within the Flood Risk and Drainage Strategy completed by Motion in November of 2024 (as listed in Table 1 below) is low for fluvial and surface water sources. Figure 1 represents the site location showing that the site is wholly within Flood Zone 1 and Figure 2 shows the location and existing Environment Agency (EA) mapped surface water flood flow pathways.

1.2.6 In carrying out a sequential test, Paragraph 174 of the NPPF requires that:

'development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding'.

1.2.7 Paragraph 172 notes that this relates to flooding ***'from any source'*** and ***'any form of flooding'*** (i.e. including groundwater sources).

1.2.8 With reference to Wathen-Fayed v SoS [2023] EWHC 92 (Admin), the Court held that any decision to apply the sequential test was ultimately a question of planning judgement for the Inspector and that the balance of factors in that case did not dictate the need for a sequential test to be applied.

1.2.9 It should be noted that an update to the to the NPPF technical guidance (National flood risk standing advice for local planning authorities, dated 23/08/2024 ("**When development is exempt from the sequential test")** states:

"You may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding."

1.2.10 Paragraph 175 of the NPPF (update 12th December 2024) requires that:

"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)."

1.2.11 A sequential approach has been applied to the location of built development within the site. It should be noted that site specific flood modelling has been carried out by Ardent on behalf of Motion (Hydraulic Modelling Report, Ref. 2404420-ACE-XX-XX-RP-C-0501, dated Nov 2024) and determined that the current EA mapping of surface water flood risk is more extensive than the detailed modelling (Figure 2). As such, the impact on site is less than the published mapping suggests. Details of the results are contained in the Motion reports. Figure 3 shows the Motion modelled flood zones for the Flood Zone outlines. and Figure 4 shows the post development 1 in 100 event with 45 % climate change.

1.2.12 Please note that the development proposal are as shown on Figure 5.

1.2.13 For this application, this assessment has been prepared in accordance with the guidance set out within 7-027-20220825 of the PPG with specific reference to Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section title "flood risk and coastal change" and the specific guidance set out in the DEFRA guidance *'Flood risk assessment: the sequential test for applicants'*.

Table 1: Summary of flood risks associated with the proposed development (Motion - June of 2024)

Flood Source	Impact	Comment
Tidal	None (all within Flood Zone 1)	Outside Tidally influenced area (Figure 1)
Fluvial	Low (all within Flood Zone 1)	Not within any fluvial flood risk areas (Figure 1)
Surface Water	Low	Identified flow pathways crossing the site (Figure 2) are incorrect, as there is a surface water sewer and grip that routes surface water to a nearby ordinary watercourse.
Sewers	Low	Although there is currently inadequate capacity in the foul water public sewer that flows through the site, Southern Water has a duty to provide network capacity from the point of practical connection.
Groundwater	Low	The site is not in an area which is at risk from groundwater flooding.
Other Sources	None	No identified reservoirs, canals or other artificial structures that could represent a flood risk.

1.2.14 In addition, the assessment has been prepared in regard to the High Court decision Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council which explores further the requirements when undertaking a sequential test. In particular, the assessment of "**reasonably available**" in terms of considering equivalent development scale and type.

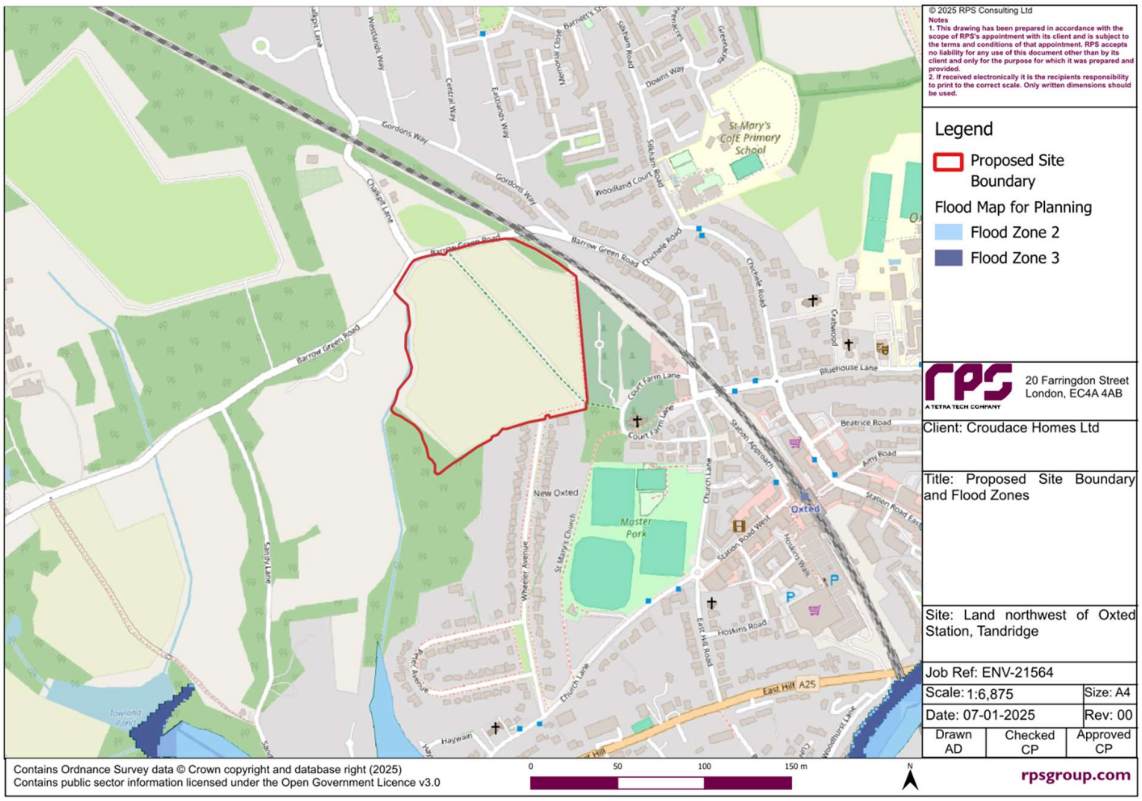

Figure 1: Site location and flood zones (EA Flood Map for Planning Jan 2025)

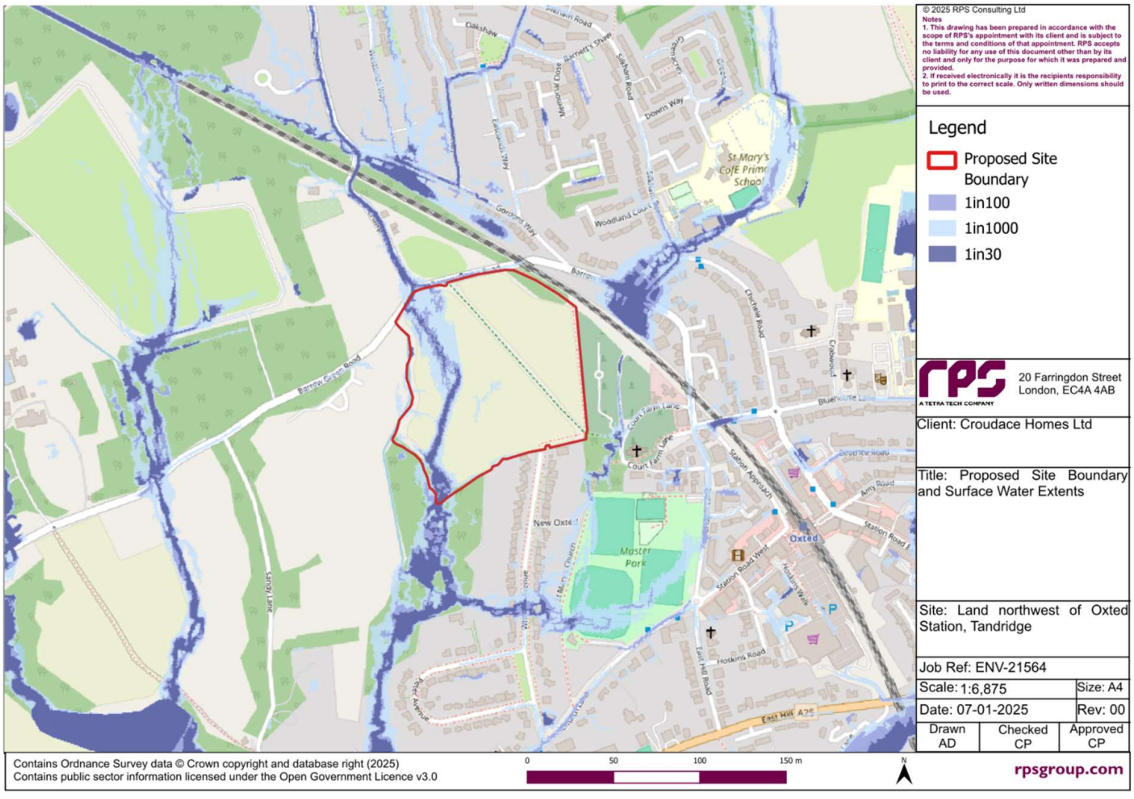

Figure 2: Site location and existing surface water flow pathways (EA Surface water flood map Jan 2025)

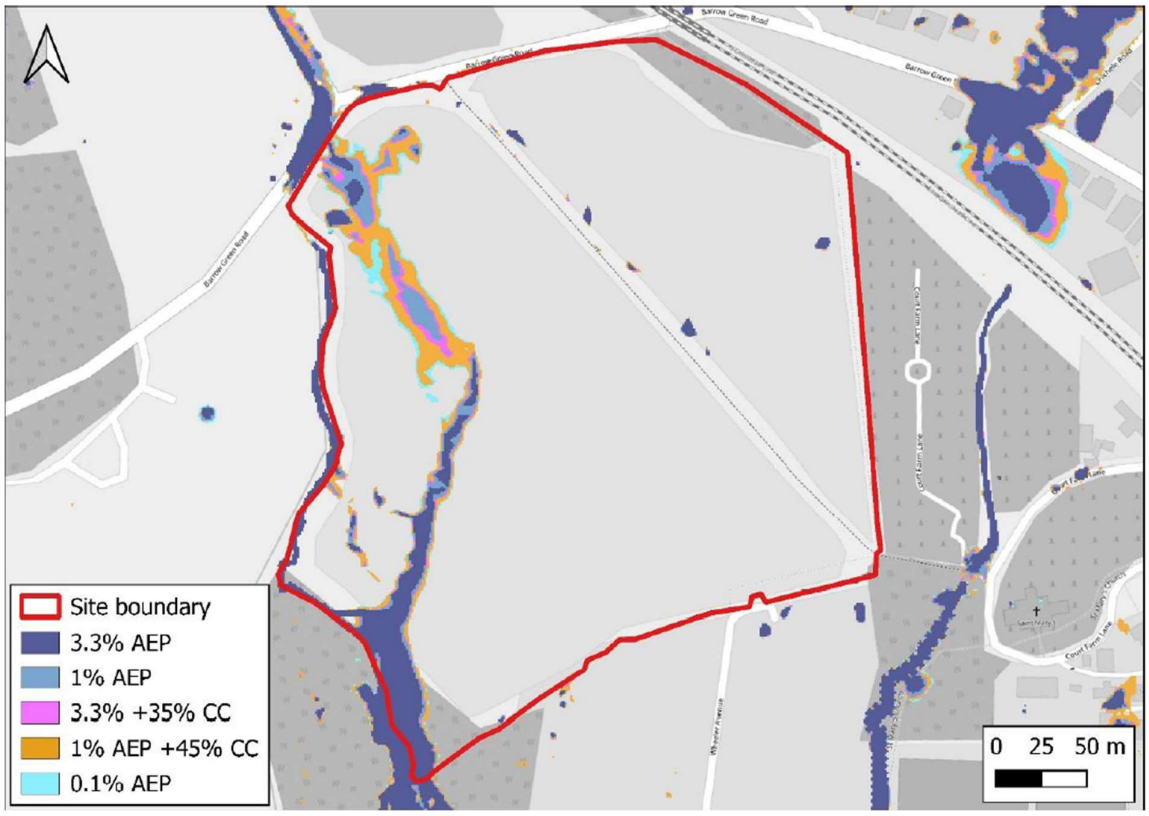

Figure 3: Motion/Ardent Flood mapping – Modelled Flood Zone outlines

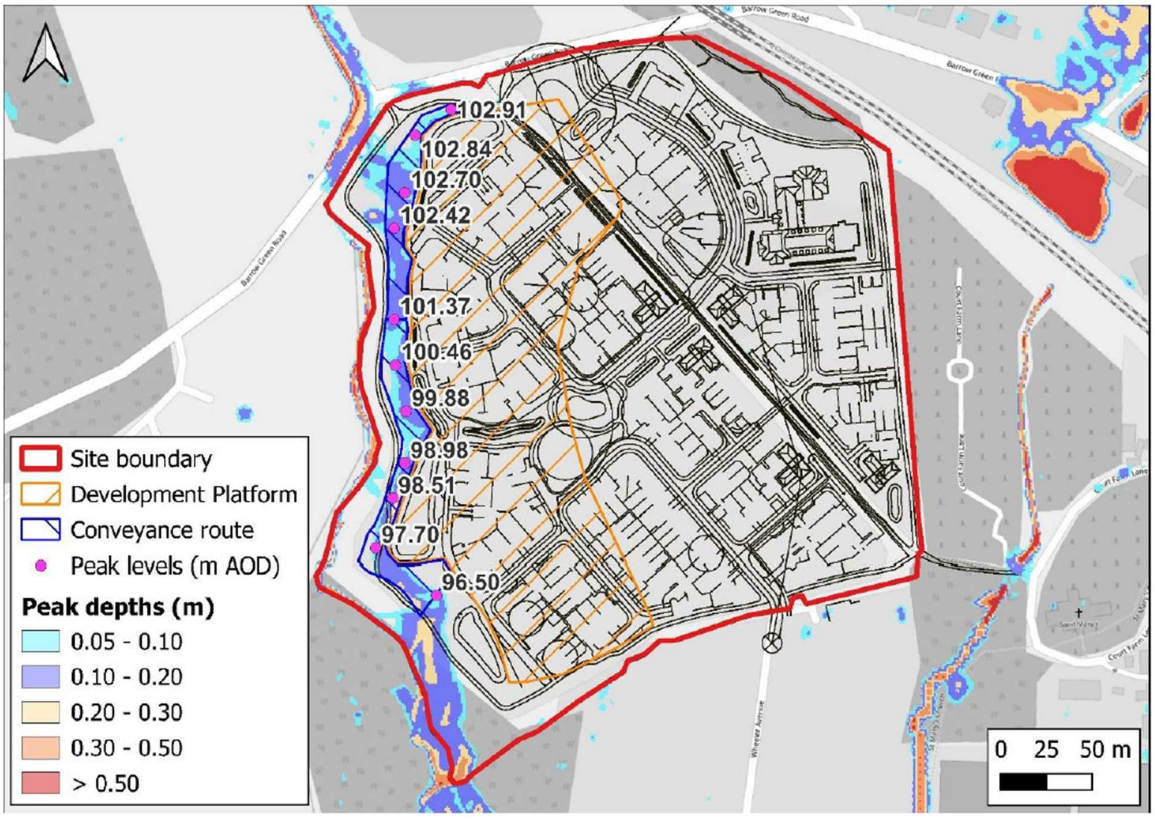

Figure 4: Motion/Ardent Flood mapping -
Post Development Peak Flood Depths and development platform levels (1% AEP plus 45% CC)

1.2.15 On 28th January 2025 the EA published new flood mapping for fluvial, tidal and surface water flood risk. This data has been reviewed in terms of the hydrological sequential test. The new mapping for surface water is shown below as Figure 5. This shows that the predicted surface water impact is similar (potentially slightly less than previously shown (Figure 2). Thus, the new mapping does not change the flood risk status of the site but has, nevertheless, been applied to the hydrological sequential test described in this report.

Figure 5: Site location and existing surface water flow pathways (New EA Surface water flood map Jan 2025)

1.2.16 Different levels of vulnerability can be assigned to different types of development. Annex 3 of the NPPF assigns residential and care home developments as "**More Vulnerable**".

1.2.17 Table 3 from the Technical Guidance to the NPPF (reproduced below as Table 2) shows the compatibility of flood risk vulnerabilities in each Flood Zone.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Key: ✓ Development is appropriate.
× Development should not be permitted.

Table 2: NPPF Table 3: Flood risk vulnerability and flood zone "compatibility"

1.2.18 The development will comprise approximately 190 residential units and a care home, with an access from Barrow Green Road. The site is entirely designated as Flood Zone 1. The site plan is shown on Figure 6.

1.2.19 The Sequential Test in support of this application has been undertaken within the Tandridge District Council boundary, as shown on Figure . Sites with insufficient capacity for the proposed development have been screened out based on the methodology for the assessment as discussed in the sections below.

Figure 6: Indicative site plan (Jan 2025)

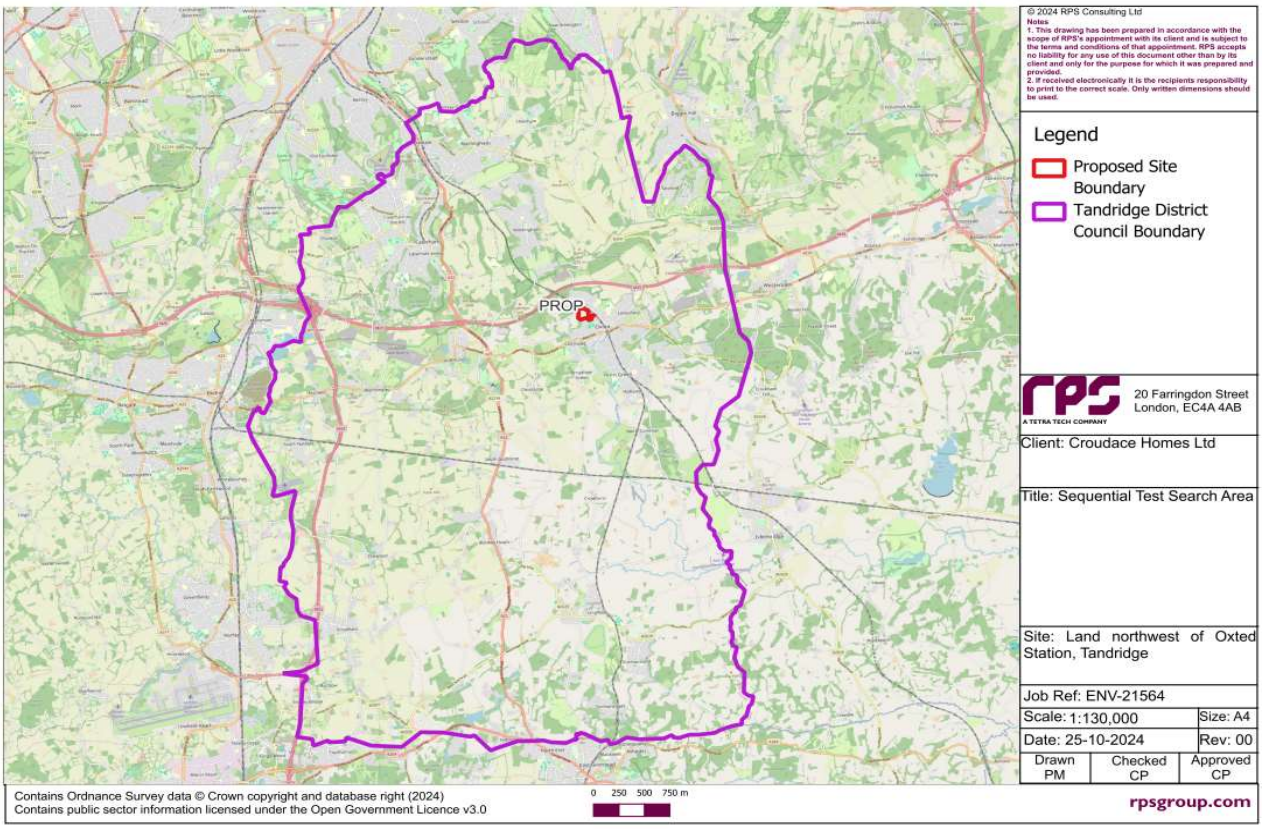

Figure 7: Sequential test search area - Tandridge District

2 SCOPE OF THE SEQUENTIAL TEST

2.1 Sequential Test Basis

2.1.1 This sequential test has been undertaken in accordance with the approach contained in Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section titled “flood risk and coastal change”.

2.1.2 Importantly, the geographical area to which this sequential test has been applied has been informed by the approach set out at ID: 7-027-20220825 of the PPG.

2.1.3 The assessment of ***‘reasonable alternatives’*** (as per Paragraph: 028 Reference ID: 7-028-20220825 of NPPF PPG) has been informed by a review of the adopted development plan, the associated evidence base.

2.1.4 Using Geographical Information System (GIS) software, GIS downloads from the Environment Agency’s Long Term Flood Risk mapping data (that includes Fluvial, Surface Water Flood Risk and Reservoir) and the proposed site boundary and the boundaries for the alternative sites, the extent to which each site is impacted by fluvial, surface water (including climate change allowances) and reservoir flood risk has been calculated and broken down in percentage terms according to the source of flooding. The information for the application site has then been compared to the alternative sites.

2.1.5 The sequential test process is based on the National Planning Policy Framework (NPPF) [updated December 2024] requirements of paragraphs 174 and 175 (as described below) and supported by the NPPF Planning Practice Guidance [updated August 2022];

National Planning Policy Framework (NPPF)

172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

174. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)

National Planning Practice Guidance - Flood risk and coastal change:

How can the Sequential Test be applied to the location of development? (Paragraph: 024 Reference ID: 7-024-20220825)

The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:

- ***Within medium risk areas; and***
- ***Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.***

2.1.6 It should also be noted that in applying the sequential test the following needs to be considered:

What is a "reasonably available" site? (Paragraph: 028 Reference ID: 7-028-20220825)

'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'.

The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.

2.1.7 As mentioned above, the assessment has been prepared in regard to the High Court decision Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council. In particular, the Redrow Case (Appeal Ref: APP/N1920/W/23/3314268) and the selection of "**reasonably available sites**".

2.1.8 In determining the size and capacity of suitable alternative sites, as well as considering sites of less than 10 units to not providing affordable homes, there will be an optimum size of development in order to facilitate the wider development benefits as proposed. Reducing the size of the development or spreading the site over a number of smaller sites makes these wider benefits harder to achieve in space, engineering terms and economic terms for the community hub, formal paying fields and green space. Notwithstanding this, RPS together with WoolfBond have also considered potential related series of sites.

2.1.9 As a result, it is proposed, in respect of the High Court decision referenced above (Paragraphs 110 and 164) and considering whether there are multiple sites that could form a "series" and their sequential preferability in terms of flood risk, this assessment refers to and considers Paragraph 110 of the decision, which is whether such sites "***have a relationship which makes them suitable in combination to accommodate any need or demand to which the decision-maker decides to attached weight***" alongside Paragraph 164 of the decision: which questions whether these sites could ***"deliver the range of interconnected benefits which the appeal scheme would deliver and for which there was a need***". As a result, RPS is recommending (consistent with the Redrow approach) that the appropriate size/capacity criteria should be limited to within a range of up to minus 25% of the development as proposed.

2.1.10 The test covered by this note is based on the site selection and the exclusions to site selection, such that:

- **A minimum site area minus 25% of the anticipated site area (9.45 ha) to enable a significant element of that proposed in the application to be provided on the site– this equates to a minimum area of 7.08 ha; and**

- **Number of units - with the capability of providing minus 25% of the anticipated site capacity of 190 residential units – this equates to a minimum of 142 dwellings.**

2.1.11 The Tandridge District catchment covers a large area that forms 4 distinct zones. These zones are defined by the major infrastructure of the M25 and the A22 and M23.

2.1.12 The severance of communities that these highways create effectively separate the urban areas within the district such as Caterham to the Northwest, Woldingham to the Northeast, open rural based areas to the Southwest and Tandridge to the Southeast. When considering the development and housing need alongside the provision of a care home suggests that the entirety of the Tandridge District is suitable and appropriate to be used as the search area for this sequential test. The following assessment has therefore been made on this basis.

2.2 Documents Used

- Department for Levelling Up, Housing and Communities: National Planning Policy Framework (NPPF), Dec 2024;
- NPPF Planning Practice Guidance: Flood risk and coastal change, Aug. 2022;
- Tandridge District Council – Housing Land Availability Assessment (HELAA) – Interim Report, 2021;
- A review of any relevant planning applications, approvals or appeals submitted since 2022; and
- Technical Note 1: Flood Risk & Drainage Summary (Motion, June 2024);
- Tandridge District Council – Housing Land Availability Assessment (HELAA) (2017-2018) – Appendix 3.

3 SITE SELECTION ANALYSIS

3.1.1 The analysis carried out by RPS for this sequential test accords with the approach set out at paragraph 28 of the NPPG and includes an evaluation of the selected site boundaries as provided within the Tandridge District Council Housing Land Availability Assessment (HELAA) for 2017-2018 and 2021.

3.1.2 The site selection has been undertaken within the Tandridge District Council boundary (Figure).

3.1.3 A review of the 2017-2018 HELAA found 125 available sites. There were also a total of 17 sites listed in the 2021 HELAA (including some crossover/duplication with the HELAA 2017-2018). Of these, only three were deemed suitable for development by Tandridge District Council. Information on two other available sites was also provided by the client, applications for which have not yet been submitted.

3.1.4 Additionally, CALA Homes submitted an application for a site at Land at Chichele Road, Oxted, reference TA/2023/1345 for a development of 116 dwellings in October 2023. The application was refused by Tandridge District Council in February 2024, however, has been considered within this analysis for completeness.

3.1.5 This results in a total of 141 sites being considered for this assessment with many eliminated as described above as duplicates, not suitable by the Council or failed applications. The list of 141 site is contained in **Appendix A** ranked against flood risk (from all sources).

3.1.6 All sites are indicated in Figure 8.

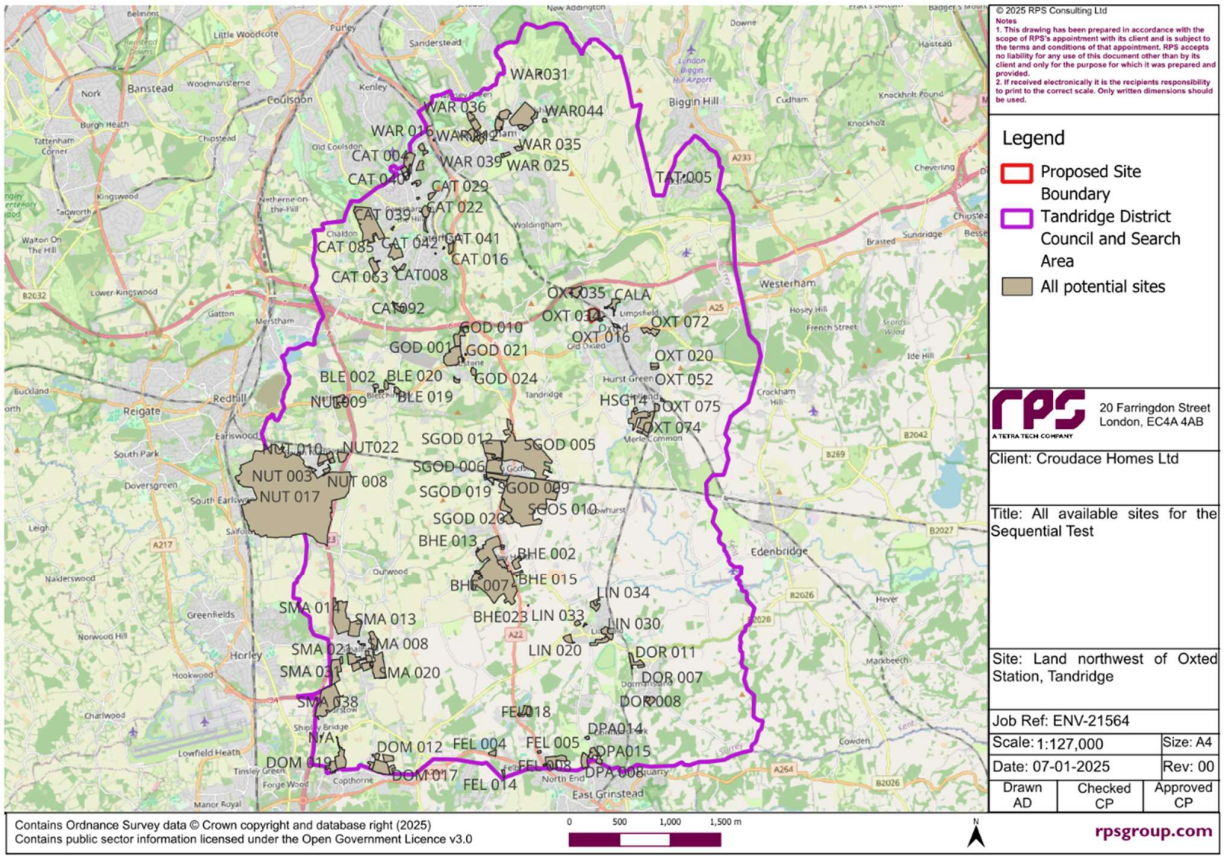

Figure 8: All available sites within the search area

4 SEQUENTIAL TEST METHODOLOGY

4.1.1 This hydrology sequential test has been carried out based on the following review stages:

4.1.2 Appraise the pool of remining sites from Appendix A in terms of their vulnerability to flooding.

- Rank sites in terms of vulnerability to any source of flooding (as noted previously, all sites which do not have 100% of their area within Flood Zone 1 have already been excluded. Ranking for surface water flood risk, then groundwater flood risk, as indicated in the flow chart (Figure 9) will then be assessed.

4.1.3 The assessment of the sites will be undertaken in relation to their flooding vulnerability. The following flooding data reviewed on each site (it should be noted that at the time of the preparation of tis note, the Flood Map for Planning has not been updated and may differ in some locations to the new fluvial flood mapping published in January 2025. In addition, these new mays include mapping for climate change impacts as well):

- Area of site covered by Flood Zones 1, 2, 3a & 3b;
- % of site covered by Flood Zones 1, 2, 3a & 3b;
- Impact of climate change on fluvial flood risk;
- Probability of surface water flooding occurring (low medium and high);
- % of site subject to surface water flooding occurring (low medium and high);
- Risk of reservoir flooding occurring;
- Potential for ground water flooding to occur;
- Groundwater source protection zone.
- Whether the site is on a dry island;

4.1.4 The identification of sites that are dry islands is important as the NPPF and PPG highlight the need for consideration of safe access and escape routes for developments in flood risk areas. Dry islands have the potential to be cut off in a flood event. If it is not possible to achieve safe access and egress, promoted sites in these areas may be unacceptable for development on flood risk grounds.

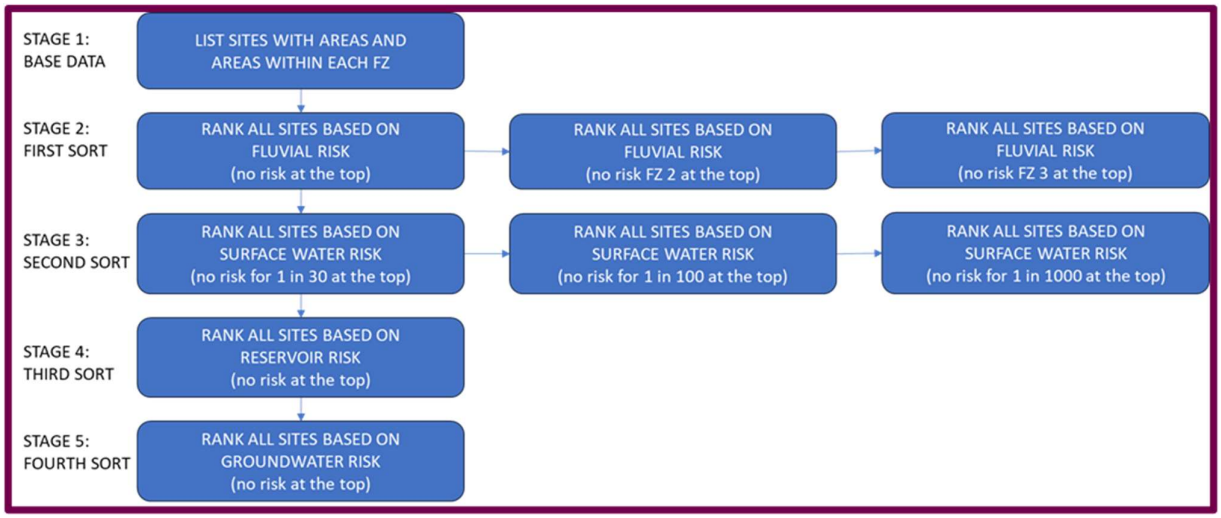

Figure 9: Sequential Test Sifting Stages

4.1.5 Each site boundary has been identified and measured along with the flood boundaries for each source of flood risk within the site boundary. This includes the risks as listed above.

4.1.6 It is recognised that sites may lie in a number of flood zones. Where this occurs, a precautionary approach will be followed whereby the highest risk flood area in which the site is located will be used to classify the site, even if only a marginal area of the site is affected.

4.1.7 Because sites in Flood Zone 1 (FZ1) are all considered equal in respect of fluvial flooding they will be ordered according to the percentage of the site that falls into the 3.3% AEP (Annual Exceedance Probability) surface water extent.

4.1.8 Those sites unaffected by the 3.3% AEP surface water extent, or those sites where the same percentage of the site is located in the 3.3% AEP, have been ordered according to the percentage of the site falling within the 1% AEP surface water extent.

4.1.9 The 0.1% AEP surface water flood extent has only been considered to order the sites and these events are highly unlikely to occur. It should also be noted that this event does not have to be directly designed for within a proposed development.

4.1.10 If any sites have a joint position in the ranking of sites following the ordering process, the % of the sites in question which are at risk from surface water and groundwater flooding will be used to decide which site should gain a higher position in the overall ranking.

4.1.11 The risk of flooding from reservoirs will not be significantly relied on at this point given that the flood risk that exists from reservoir failure is considered residual. The data relating to sewage flooding will also not be relied upon to distinguish between sites which are tied in the overall ranking as the data cannot be applied at site level.

4.1.12 In summary: the sites will be assessed in order of:

- Site size, capacity and density;
- Area of site (in %) covered by Flood Zones 1, 2, 3a & 3b;
- Area of site (in %) covered by fluvial and/or tidal risk (high, medium and low);
- Area of site (in %) covered by surface water flood risk (1 in 30 year being the critical differentiator)
- Risk of reservoir flooding occurring;
- Potential for ground water flooding to occur; and
- Site availability.

5 RESULTS

5.1 Site Filtering Stages

5.1.1 The results of this analysis on the 141 sites contained in **Appendix A.** This sifting also considers the main flood risk and removes 31 sites from further consideration due to having and identified fluvial flood risk (i.e within a flood zone as shown on the EA Flood Map for Planning). This places the application site, purely on hydrology, as 89th.

5.1.2 Once the flood risk for each site is determined, then the sequential test methodology carried out in this study involves the following stages on the remaining 110 sites:

5.1.3 **STAGE 1** - Appraise the pool of sites from **Appendix A** in terms of their overall size and exclude those that are too small. Sites which are considered to be 'too small' are sites which fall into the NPPF classification of a 'minor development' which is defined as sites that have a total surface area of less than 0.5Ha and/or less than 10 units; and a development of a site on less than 1 hectare.

5.1.4 As further outlined in the NPPG National flood risk standing advice for local planning authorities (23/08/2024), sites which are larger in size than the above criteria meet the 'major development' classification and are subject to the requirement to provide further benefits to the local community such as affordable housing which meets the intent of the proposed development. Discussion on sequential tests using other sites as a bench point has shown that this method is advised.

5.1.5 Even if part of a group they would not provide any affordable housing contribution or be large enough on their own to provide the C2 care home element of the proposal. Even if other sites could bring forward the necessary AH across a group of sites, it is not ideal, in terms of good planning, to have market and affordable housing separated out. Rather, inclusive place making would better see these tenures integrated within each site.

5.1.6 Thus, sites will be initially assessed firstly according to those in which have an area of less than 0.5Ha and/or less than 10 units. This removes a further 33 sites from further consideration. The resultant list of 94 sites is contained in **Appendix B** and places the application site at 63rd

5.1.7 **STAGE 2** - Appraising the density of the sites remaining, with reference to the proposed development masterplan which includes low-rise buildings; as per the nature of the development, high-rise, high-density developments as an equivalent development type are not deemed to be appropriate. As such, it has been considered that applying a density ratio of 30 dwellings per hectare (which is higher density than the 21 dwellings per hectare density on our application site but still appropriate for an edge of settlement scheme in many cases) will be excluded from the analysis at this stage as not being representative of the type of development proposed.

5.1.8 Establish the development capacity of the sites has been taken from the reviewed documentation and is a function of number of units divided by stated site area.

5.1.9 Having applied the earlier stages, there is only 1 high-density site that fall within the remaining 77 shortlisted sites, this is site SMA 004 calculated with a density of 35% (108 units in an area of 3.067ha). The application site rises to 62nd.

5.1.10 **STAGE 3** – The Redrow decision also established that a reasonable consideration for considering alternative sites is to review sites to a lower limit of 25% less than the application site. The proposed site is for 190 residential units and a care home. The Redrow approach would suggest that consideration of sites with a capacity greater than 190 units less 25% (46 units) should be considered. Thus, a lower limit of 142 units could be reviewed as comparable.

5.1.11 The same applies to the site area and hence 25% less than the application site would be 7.08 ha.

5.1.12 Applying these criterion results in the removal of a further 54 sites from consideration leaving 22 sites to consider further as shown in **Appendix C** and places the application site at 16th.

5.1.13 **STAGE 5** – A further part of the assessment that has been demonstrated and considered in recent sequential test case law is that of Disaggregation. This is partly considered in setting the size limits for consideration of slightly smaller site but is expanded to include if "*considering whether there are multiple sites that could form a "series" and their sequential preferability in terms of flood risk*" is applicable. A further expansion of this consideration could be the separation of the provision of a

care home facility from the housing units. The analysis above has considered alternatives site based purely on the total number of housing units.

5.1.14 Appendix E contains a list of the "series" of sites determined from the reviewed sites sorted by settlement, to identify the capacity in each settlement. This is a list of sites, which individually are not large enough, on their own, to be considered potentially suitable for the proposed development. However, they are considered potentially suitable (subject to further assessment), as part of a group, or series, of connected sites. i.e, each site on its own has capacity for 10-141 dwellings or 0.5 – 4.75ha in area. Note this does not consider suitability in planning terms.

5.1.15 We have considered that sites forming a grouping should be in the same settlement (i.e. a group would not straddle two different settlements – on the basis that the LPA's settlement hierarchy reports etc say they are separate settlements, in functional terms.

5.1.16 In summary the following settlement areas have been considered:

Settlement	Settlement Ref.	Total Area (Ha) of land potentially available	Total Dwelling capacity potentially available
Blindley Heath	**BHE**	8.383	111
Bletchingley	**BLE**	8.821	172
Caterham	**CAT**	118.568	1831
Domewood	**DOM**	45.505	903
Dormansland	**DOR**	13.116	226
Dormans Park	**DPA**	16.131	120
Felcourt	**FEL**	18.929	319
Godstone	**GOD**	4.03	110
Hurst Green	**HSG**	4.027	110
Lingfield	**LIN**	14.034	209
Nutfield	**NUT**	23.688	112
Oxted	**OXT**	24.772	330
South Godstone	**SGOD**	168.474	2791
Smallfield	**SMA**	30.813	793
Warlingham	**WAR**	66.476	729
Whyteleafe	**WHY**	4.277	0

Table 3: Tandridge Settlement Area and Sites

5.1.17 The analysis contained in Appendix D shows that 12 groups (or series) of sites can be collated based on location within or close to urban areas. The groups and the component sites (all less than 142 units) is shown in Table 4 below.

5.1.18 Note that BHE, DPA and SGOD are excluded as these areas only have either 1 site or no sites that have not been excluded on flood risk grounds.

5.1.19 Table 4 shows that even when amalgamated, some catchments fall short of the housing numbers (<142) and only meet the area criteria due to employment sites. Appendix D only takes the combined sites with a capacity greater than 142 forward.

5.1.20 Groups BLE, FEL, HSG, NUT, OXT and WHY do not meet the housing numbers.

5.1.21 Overall, this places the application site as 21st most preferrable on hydrological grounds.

Settlement Ref.	Sites	Total Area (Ha) of land potentially available (not at significant flood risk)	Total Dwelling capacity potentially available (not at significant flood risk)
BLE	BLE 020 BLE 002 BLE 019	7.479	99
CAT	CAT092 CAT008 CAT 038 CAT 016 CAT 019 CAT 007 CAT 022 CAT 029 CAT 040 CAT 093	31.709	338
DOM	DOM 012 DOM 017 DOM 022 DOM 019	15.213	200
DOR	DOR 008 DOR 011 DOR 007	13.116	200
FEL	FEL 014 FEL 004	4.155	18
HSG	HSG14 HSG13	4.027	60
LIN	LIN 005 LIN 020 LIN 012	13.486	195
NUT	NUT 014 NUT 008 NUT022 NUT 019 NUT 003	14.163	52
OXT	OXT 020 OXT 035 OXT 052	11.060	70
SMA	SMA 035 SMA 027 SMA 031	11.720	183
WAR	WAR 025 WAR 011 WAR 023 WAR 035 WAR044 WAR 019 WAR 036 WAR 038 WAR 005 WAR 012 WAR 018	38.263	462
WHY	WHY012 WHY 010	8.580	37

Table 4: Tandridge Settlement Area ”series” of Sites

5.2 Additional Considerations

Sequential Test

5.2.1 As can be seen from the Illustrative Masterplan Layout (Figure 10), there are a number of residential units proposed potentially within the extents of the EA published surface water flow pathways in the red line boundary (based on the pre January flood mapping). The measured extent of the impact of surface water on the site is calculated at 2.67% of the total area within a high-risk surface water flood area. Compared to the new mapping, the site is shown is now calculated at 4.43% of the total area within a high-risk surface water flood area.

5.2.2 In addition, a site visit conducted by Motion for the Technical Note 1: Flood Risk & Drainage Strategy identified that there is a surface water sewer and a grip which directs surface water into a nearby ordinary watercourse, meaning the overland flow pathway shown in EA mapping will not exist. Therefore, it is considered that the site is at a lower risk of flooding from surface water than EA modelling suggests.

5.2.3 The site is at low risk of flooding from all other sources.

Exception Test

5.2.4 According to the Planning Practice Guidance for the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

5.2.5 Both elements of the exception test are to be passed for development to be permitted. Although not within identified fluvial flood risk zones (as shown on the Flood Map for Planning) in this case, the residual surface water flood risk can be mitigated by rerouting the overland flow pathway away from the residential units but still within the site boundary. This will reduce the flood risk to low within the site without increasing flood risk elsewhere.

5.2.6 It can therefore be concluded that the development is acceptable in line with the NPPF and the EA Rivers and Seas flood zoning designations.

Figure 10: Masterplan with surface water flooding (EA flood mapping Jan 2025)

6 SUMMARY

6.1.1 The NPPF states that the Sequential Test: "…*approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding*." (Paragraph: 023 Reference ID: 7-023-20220825).

6.1.2 As also stated in the NPPF Planning Policy Technical Guidance - Flood risk and coastal change (Paragraph: 029 Reference ID: 7-029-20220825) and reiterated in recent appeal decisions, it is "*Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere*."

6.1.3 This assessment has been based on information contained in the Tandridge District Council – Housing Land Availability Assessment (HELAA) for 2017-2018 and 2021. These documents include 141 sites which have been reviewed as potentially suitable to accommodate the proposed development at Oxted and have been considered in this sequential test analysis. A further two sites (provided by the client), along with the proposed site, have also been considered. A total of 141 sites have been considered for this assessment.

6.1.4 The site is identified as being the 16th most preferable site in the search area which meets the minimum area requirements on hydrology grounds.

6.1.5 When considering the grouping of a series of sites, the site is identified as being the 21st most preferable site on hydrology grounds.

6.1.6 The application site is at low risk of flooding from all sources. Any development has the opportunity to provide betterment by adhering to National and Local planning policy in regard to the management of surface water either existing or proposed.

Appendix A – Full sequential test Site List

	Available Sites					SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 2 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 3 FLUVIAL FLOOD RISK +CC						SITE SORT - LEVEL 4 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 5 SURFACE WATER FLOOD RISK +CC						SITE SORT - LEVEL 6 RESERVOIR FLOOD RISK			
						Percentage of Site in Each Flood Zone (%)			Area of Site in Each Flood Zone (m^2)			Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in Reservoir (%)		Area of Site in Reservoir (m^2)	
Rank	Reference	Area (sq m)	Area (Ha)	Capacity	Density	Flood Zone 1	Flood Zone 2	Flood Zone 3	Flood Zone 1	Flood Zone 2	Flood Zone 3	Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	With river flooding	Without river flooding	With river flooding	Without river flooding
1	CAT092	44322.296	4.432		0.0	100.00	0.00	0.00	44322.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	WHY012	42769.127	4.277		0.0	100.00	0.00	0.00	42769.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	WAR 025	17065.595	1.707		0.0	100.00	0.00	0.00	17065.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	WAR 011	17060.832	1.706		0.0	100.00	0.00	0.00	17060.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	CAT008	13738.196	1.374		0.0	100.00	0.00	0.00	13738.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	BHE 017	8217.398	0.822		0.0	100.00	0.00	0.00	8217.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	WAR 039	8044.483	0.804		0.0	100.00	0.00	0.00	8044.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	CAT 085	7719.73	0.772		0.0	100.00	0.00	0.00	7719.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	FEL 005	7504.303	0.75		0.0	100.00	0.00	0.00	7504.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	BHE 018	6202.998	0.62		0.0	100.00	0.00	0.00	6203.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	BHE 013	5331.816	0.533		0.0	100.00	0.00	0.00	5331.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	BLE 022	5039.31	0.504		0.0	100.00	0.00	0.00	5039.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	BHE 019	4963.423	0.496		0.0	100.00	0.00	0.00	4963.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	CAT 078	4926.334	0.493		0.0	100.00	0.00	0.00	4926.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	CAT 081	4106.078	0.411		0.0	100.00	0.00	0.00	4106.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	FEL 008	3793.862	0.379		0.0	100.00	0.00	0.00	3793.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	GOD 008	3653.681	0.365		0.0	100.00	0.00	0.00	3653.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	GOD 004	1926.103	0.193		0.0	100.00	0.00	0.00	1926.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	WAR 016	1778.152	0.178		0.0	100.00	0.00	0.00	1778.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	CAT 044	1646.885	0.165		0.0	100.00	0.00	0.00	1646.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	CAT 091	1135.884	0.114		0.0	100.00	0.00	0.00	1135.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	GOD 019	1132.823	0.113		0.0	100.00	0.00	0.00	1132.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	GOD 017	960.5	0.096		0.0	100.00	0.00	0.00	960.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	WAR 023	14411.817	1.441		0.0	100.00	0.00	0.00	14411.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	0.00
25	CAT 038	21978.197	2.198	26	11.8	100.00	0.00	0.00	21978.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	68.91	0.00
26	LIN 005	20175.097	2.018	15	7.4	100.00	0.00	0.00	20175.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	65.98	0.00
27	CAT 016	39191.794	3.919	59	15.1	100.00	0.00	0.00	39191.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	180.06	0.00
28	WAR 035	23556.289	2.356	40	17.0	100.00	0.00	0.00	23556.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	116.04	0.00
29	WARD44	12459.88	1.246		0.0	100.00	0.00	0.00	12459.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	96.03	0.00
30	FEL 014	14323.945	1.432		0.0	100.00	0.00	0.00	14323.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	31.94	0.00
31	FEL 004	27225.35	2.723	18	6.6	100.00	0.00	0.00	27225.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	22.44	94.84
32	BLE 016	8375.7	0.838		0.0	100.00	0.00	0.00	8375.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	31.77
33	NUT 014	10368.801	1.037		0.0	100.00	0.00	0.00	10368.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	35.61
34	CAT 019	19226.15	1.923		0.0	100.00	0.00	0.00	19226.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.00	0.00	180.08
35	DOM 012	27180.268	2.718	22	8.1	100.00	0.00	0.00	27180.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00	295.17
36	CAT 060	8012.131	0.801		0.0	100.00	0.00	0.00	8012.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.61	0.00	0.00	128.92
37	GOD 021	2269.339	0.227		0.0	100.00	0.00	0.00	2269.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	0.00	0.00	41.21
38	CAT 007	24417.464	2.442	58	23.8	100.00	0.00	0.00	24417.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	0.00	0.00	685.27
39	BLE 020	30302.122	3.03	40	13.2	100.00	0.00	0.00	30302.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	3.69	0.00	47.53
40	CAT 063	82566.958	8.257	74	9.0	100.00	0.00	0.00	82566.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.86	0.00	132.05
41	CAT 022	84870.741	8.487	55	8.5	100.00	0.00	0.00	84870.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.30	0.00
42	CAT 029	28667.856	2.867	65	22.7	100.00	0.00	0.00	28667.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	2.97	0.00	168.06
43	BLE 002	16947.226	1.695		0.0	100.00	0.00	0.00	16947.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.72	2.18	0.00	122.66
44	CAT 041	2696.136	0.27		0.0	100.00	0.00	0.00	2696.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.60	40.51	0.00	124.12
45	TAT 005	3789.451	0.379		0.0	100.00	0.00	0.00	3789.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.63	20.18	0.00	175.60
46	WAR 019	62338.078	6.234	110	17.6	100.00	0.00	0.00	62338.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.36	1.25	44.65	223.45	776.68
47	WHY 010	43029.197	4.303	37	8.6	100.00	0.00	0.00	43029.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.11	0.14	42.82	46.82
48	BLE 019	27538.98	2.754	59	21.4	100.00	0.00	0.00	27538.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.22	0.47	43.63	59.63
49	OXT 072	74681.5	7.468	70	9.4	100.00	0.00	0.00	74681.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.17	0.55	120.04	124.04
50	CAT 040	45271.814	4.527	75	16.6	100.00	0.00	0.00	45271.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	1.52	3.91	96.03
51	GOD 010	99457.077	9.946	150	15.1	100.00	0.00	0.00	99457.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.69	2.12	212.30
52	LIN 020	49717.536	4.972	100	20.1	100.00	0.00	0.00	49717.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.45	0.75	120.04
53	DOM 013	160049.063	16.005	453	28.3	100.00	0.00	0.00	160049.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.38	1.24	448.60
54	NUT 008	23941.916	2.394	30	12.5	100.00	0.00	0.00	23941.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.55	1.60	79.43
55	CAT 004	107105.911	10.711	53	4.9	100.00	0.00	0.00	107105.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	1.95	6.44	364.13
56	SMA 035	50987.394	5.099	83	16.3	100.00	0.00	0.00	50987.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.38	1.24	448.60
57	DOM 017	29706.7	2.971	54	18.2	100.00	0.00	0.00	29706.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48	0.70	2.78	141.94
58	DOM 022	25252.394	2.525	47	18.6	100.00	0.00	0.00	25252.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.54	0.57	0.88	136.05
59	WAR 036	37490.757	3.749	100	26.7	100.00	0.00	0.00	37490.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73	0.86	1.40	274.37
60	LIN 033	5480.613	0.548		0.0	100.00	0.00	0.00	5480.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.96	3.83	41.16
61	DPA015	90340.532	9.034		0.0	100.00	0.00	0.00	90340.53	0.00	0.00	0.00

Appendix B – Sites for further analysis – Removing “minor” development

Rank	Available Sites Reference	Area (sq m)	Area (Ha)	Capacity	Density	SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK							SITE SORT - LEVEL 2 FLUVIAL FLOOD RISK							SITE SORT - LEVEL 3 FLUVIAL FLOOD RISK +CC							SITE SORT - LEVEL 4 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 5 SURFACE WATER FLOOD RISK +CC						SITE SORT - LEVEL 6 RESERVOIR FLOOD RISK			
						Percentage of Site in Each Flood Zone (%)			Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in Reservoir (%)		Area of Site in Reservoir (m^2)	
						Flood Zone 1	Flood Zone 2	Flood Zone 3	Flood Zone 1	Flood Zone 2	Flood Zone 3		Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	With river flooding	Without river flooding	With river flooding	Without river flooding
1	CAT092	44322.296	4.432	0	0.0	100.00	0.00	0.00	44322.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	WHY012	42769.127	4.277	0	0.0	100.00	0.00	0.00	42769.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	WAR 025	17065.595	1.707	0	0.0	100.00	0.00	0.00	17065.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	WAR 011	17060.832	1.706	0	0.0	100.00	0.00	0.00	17060.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	CAT008	13738.196	1.374	0	0.0	100.00	0.00	0.00	13738.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	WAR 023	14411.817	1.441	0	0.0	100.00	0.00	0.00	14411.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	1.16	0.00	0.00	0.00	0.00
7	CAT 038	21978.197	2.198	26	11.8	100.00	0.00	0.00	21978.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	68.91	0.00	0.00	0.00	0.00
8	LIN 005	20175.097	2.018	15	7.4	100.00	0.00	0.00	20175.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.00	65.98	0.00	0.00	0.00	0.00
9	CAT 016	39191.794	3.919	59	15.1	100.00	0.00	0.00	39191.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46	0.00	0.00	180.06	0.00	0.00	0.00	0.00
10	WAR 035	23556.289	2.356	40	17.0	100.00	0.00	0.00	23556.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	116.04	0.00	0.00	0.00	0.00
11	WARD44	12459.88	1.246	0	0.0	100.00	0.00	0.00	12459.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	96.03	0.00	0.00	0.00	0.00
12	FEL 014	14323.945	1.432	0	0.0	100.00	0.00	0.00	14323.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	0.00	31.94	0.00	0.00	0.00	0.00
13	FEL 004	27225.35	2.723	18	6.6	100.00	0.00	0.00	27225.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	94.84	0.00	0.00	0.00	0.00
14	NUT 014	10368.801	1.037	0	0.0	100.00	0.00	0.00	10368.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	35.61	0.00	0.00	0.00	0.00
15	CAT 019	19226.15	1.923	0	0.0	100.00	0.00	0.00	19226.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.00	180.08	0.00	0.00	0.00	0.00
16	DOM 012	27180.268	2.718	22	8.1	100.00	0.00	0.00	27180.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	295.17	0.00	0.00	0.00	0.00
17	CAT 007	24417.464	2.442	58	23.8	100.00	0.00	0.00	24417.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.81	0.00	0.00	685.27	0.00	0.67	5.54	0.00	164.06	1353.55	0.00	0.00	0.00	0.00
18	BLE 020	30302.122	3.03	40	13.2	100.00	0.00	0.00	30302.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	3.69	0.00	47.53	1117.45	0.02	1.26	5.57	4.85	387.71	1689.00	0.00	0.00	0.00	0.00
19	CAT 063	82566.958	8.257	74	9.0	100.00	0.00	0.00	82566.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.86	0.00	132.05	711.70	0.16	0.35	1.10	132.05	288.11	907.43	0.00	0.00	0.00	0.00
20	CAT 022	64870.741	6.487	55	8.5	100.00	0.00	0.00	64870.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.30	0.00	120.04	197.77	0.17	0.23	0.38	108.04	146.20	248.53	0.00	0.00	0.00	0.00
21	CAT 029	28667.856	2.867	65	22.7	100.00	0.00	0.00	28667.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	2.97	0.00	168.06	850.71	0.00	1.00	4.37	0.00	288.10	1251.60	0.00	0.00	0.00	0.00
22	BLE 002	16947.226	1.695	0	0.0	100.00	0.00	0.00	16947.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.72	2.18	0.00	122.66	368.72	0.53	1.62	2.97	90.63	274.71	503.95	0.00	0.00	0.00	0.00
23	WAR 019	62338.078	6.234	110	17.6	100.00	0.00	0.00	62338.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	1.25	44.65	223.45	776.68	0.33	0.67	1.94	207.09	415.52	1208.18	0.00	0.00	0.00	0.00
24	WHY 010	43029.166	4.303	37	8.6	100.00	0.00	0.00	43029.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.14	42.82	46.62	58.82	0.11	0.12	0.14	46.62	50.52	58.82	0.00	0.00	0.00	0.00
25	BLE 019	27538.98	2.754	59	21.4	100.00	0.00	0.00	27538.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.22	0.47	43.63	59.63	129.02	0.17	0.24	0.60	47.63	67.14	164.69	0.00	0.00	0.00	0.00
26	OXT 072	74681.5	7.468	70	9.4	100.00	0.00	0.00	74681.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.17	0.55	120.04	124.04	412.13	0.16	0.18	0.72	120.04	132.04	536.17	0.00	0.00	0.00	0.00
27	CAT 040	45271.814	4.527	75	16.6	100.00	0.00	0.00	45271.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	1.52	3.91	96.03	688.25	1771.55	0.60	2.33	6.15	272.10	1056.26	2733.32	0.00	0.00	0.00	0.00
28	GOD 010	99457.077	9.946	150	15.1	100.00	0.00	0.00	99457.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.69	2.12	212.30	684.82	2109.62	0.46	1.16	3.23	456.74	1149.72	3213.40	0.00	0.00	0.00	0.00
29	LIN 020	49717.526	4.972	100	20.1	100.00	0.00	0.00	49717.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.45	0.75	120.04	224.06	374.53	0.44	0.57	1.01	220.06	284.14	500.76	0.00	0.00	0.00	0.00
30	DOM 013	160049.063	16.005	453	28.3	100.00	0.00	0.00	160049.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	1.24	4.48	448.60	612.33	1983.42	0.31	0.52	2.19	489.86	935.75	3512.17	0.00	0.00	0.00	0.00
31	NUT 008	23941.916	2.394	30	12.5	100.00	0.00	0.00	23941.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.55	1.60	79.43	131.39	384.10	0.46	0.71	2.39	109.90	169.62	571.31	0.00	0.00	0.00	0.00
32	CAT 004	107105.911	10.711	53	4.9	100.00	0.00	0.00	107105.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	1.95	6.44	364.13	2088.14	6899.91	1.25	3.28	9.61	1343.49	3511.38	10297.04	0.00	0.00	0.00	0.00
33	SMA 035	50987.394	5.099	83	16.3	100.00	0.00	0.00	50987.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.80	4.52	230.72	409.63	2304.12	0.64	1.77	7.18	328.19	903.42	3661.59	0.00	0.00	0.00	0.00
34	DOM 017	29706.7	2.971	54	18.2	100.00	0.00	0.00	29706.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48	0.70	2.78	141.94	206.92	826.11	0.61	1.58	3.16	180.29	469.28	939.34	0.00	0.00	0.00	0.00
35	DOM 022	25252.394	2.525	47	18.6	100.00	0.00	0.00	25252.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.54	0.57	0.88	136.05	144.05	222.78	0.57	0.77	1.05	144.05	194.78	241.08	0.00	0.00	0.00	0.00
36	WAR 036	37490.757	3.749	100	26.7	100.00	0.00	0.00	37490.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73	0.86	1.40	274.37	321.64	523.64	0.86	0.98	2.31	320.55	368.92	865.12	0.00	0.00	0.00	0.00
37	DPA015	90340.532	9.034	0	0.0	100.00	0.00	0.00	90340.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	1.17	2.01	697.73	1055.88	1813.69	1.06	1.49	2.38	959.56	1343.74	2151.19	0.00	0.00	0.00	0.00
38	OXT 006	56445.02	5.645	150	26.6	100.00	0.00	0.00	56445.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.84	1.15	1.91	471.70	647.24	1079.69	1.08	1.47	2.92	607.11	822.08	1463.32	0.00	0.00	0.00	0.00
39	WAR 038	44538.761	4.454	50	11.2	100.00	0.00	0.00	44538.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	1.56	2.83	396.14	693.13	1262.00	1.50	2.08	3.56	669.12	926.77	1586.92	0.00	0.00	0.00	0.00
40	DOR 008	50087.578	5.009	100	20.0	100.00	0.00	0.00	50087.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95	1.00	1.57	476.15	500.16	785.01	0.98	1.19	2.30	492.15	596.95	1154.23	0.00	0.00	0.00	0.00
41	WAR 008	34026.362	3.403	320	9.6	100.00	0.00	0.00	34026.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96	1.57	3.03	3197.09	5251.79	10120.38	1.37	1.81	3.60	4573.43	6284.92	12041.35	0.00	0.00	0.00	0.00
42	CALA	61783.356	6.178	116	18.8	100.00	0.00	0.00	61783.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.44	2.75	619.83	892.54	1696.93	1.32	1.89	3.80	815.83	1166.64	2349.94	0.00	0.00	0.00	0.00
43	WAR 005	61641.941	6.164	90	14.6	100.00	0.00	0.00	61641.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.01	1.21	2.74	623.79	748.19	1687.36	1.12	1.50	3.79	688.47	927.43	2337.35	0.00	0.00	0.00	0.00
44	CAT 093	15401.741	1.54	0	0.0	100.00	0.00	0.00	15401.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.01	4.00	8.60	156.06	615.64	1324.86	2.75	5.41	15.27	424.15	832.56	2343.16	0.00	0.00	0.00	0.00
45	CAT 042	123321.53	12.332	80	6.5	100.00	0.00	0.00	123321.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	2.29	5.61	1311.67	2820.01	6921.28	1.73	3.35	7.23	2128.46	4135.13	8914.86	0.00	0.00	0.00	0.00
46	NUT009	86809.608	8.681	0	0.0	100.00	0.00	0.00	86809.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	1.80	4.16	973.87	1561.31	3611.88	1.63	2.18	4.92	1413.26	1889.44	4272.96	0.00	0.00	0.00	0.00
47	DOM 019	69990.335	6.999	77	11.0	100.00	0.00	0.00	69990.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22	2.04	4.87	852.32	1424.49	3408.65	1.66	2.94	6.33	1160.44	2057.43	4434.84	0.00	0.00	0.00	0.00
48	DPA 008	70972.484	7.097	120	16.9	100.00	0.00	0.00	70972.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	1.50	2.14	902.23	1062.29	1517.19	1.39	1.72	2.52	986.26	1222.34	1785.28	0.00	0.00	0.00	0.00
49	SMA 004	30674.922	3.067	108	35.2	100.00	0.00	0.00	30674.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	3.28	4.40	397.58	1006.40	1349.34	3.15	3.71	6.01	966.39	1138.42	1844.80	0.00	0.00	0.00	0.00
50	NUT022	67888.630	6.799	0	0.0	100.00	0.00	0.00	67888.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.45	1.83	4.60	989.13	1246.22	3129.85	1.69	2.43	6.45	1151.91	1690.97	4353.55	0.00	0.00	0.00	0.00
51	CAT 039	536355.119	53.636	1200	22.4	100.00	0.00	0.00	536355.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.49	2.47	5.64	8017.27	13226.19	30241.66	2.23	3.28	6.85	11940.60	17602.68	36748.88	0.00	0.00	0.00	0.00
52	DOM 014	142874.983	14.287	250	17.5	100.00	0.00	0.00	142874.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52	3.03	6.86	2172.05	4331.47	9798.02	2.42	4.55	8.89	3464.60	5247.53	11686.20	0.00	0.00	0.00	0.00
53	FEL 001	140242.633	14.024	266	19.0	100.00	0.00	0.00	140242.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.62	1.94	2.41	2278.56	2727.57	3375.56	1.86	2.14	2.62	2610.23	3002.85	3677.00	0.00	0.00	0.00	0.00
54	HSG14	12215.256	1.222	0	0.0	100.00	0.00	0.00	12215.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.77	3.50	6.64	216.06	428.13	811.23	3.28

Appendix C – Sites for further analysis – Removing sites of less than 142 units

Available Sites						SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 2 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 3 FLUVIAL FLOOD RISK +CC						SITE SORT - LEVEL 4 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 5 SURFACE WATER FLOOD RISK +CC						SITE SORT - LEVEL 6 RESERVOIR FLOOD RISK			
						Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in Reservoir (%)		Area of Site in Reservoir (m^2)	
Rank	Reference	Area (sq m)	Area (Ha)	Capacity	Density	Flood Zone 1	Flood Zone 2	Flood Zone 3	Flood Zone 1	Flood Zone 2	Flood Zone 3	Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	With river flooding	Without river flooding	With river flooding	Without river flooding
1	CAT 063	82566.998	8.257	74	9.0	100.00	0.00	0.00	82566.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.88	0.00	132.05	711.70	0.16	0.35	1.10	132.05	288.11	907.43	0.00	0.00	0.00	0.00
2	OXT 072	74681.5	7.468	70	9.4	100.00	0.00	0.00	74681.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.17	0.55	120.04	124.04	412.13	0.16	0.18	0.72	120.04	132.04	536.17	0.00	0.00	0.00	0.00
3	GOD 010	99457.077	9.946	150	15.1	100.00	0.00	0.00	99457.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.69	2.12	212.30	684.82	2109.62	0.46	1.16	3.23	456.74	1149.72	3213.40	0.00	0.00	0.00	0.00
4	DOM 013	160049.983	16.005	453	28.3	100.00	0.00	0.00	160049.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.38	1.24	448.60	612.33	1983.42	0.31	0.52	2.19	489.86	835.75	3512.17	0.00	0.00	0.00	0.00
5	CAT 004	107105.911	10.711	53	4.9	100.00	0.00	0.00	107105.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	1.95	6.44	364.13	2088.14	6899.91	1.25	3.28	9.61	1343.46	3511.38	10297.04	0.00	0.00	0.00	0.00
6	DPA015	90340.532	9.034		0.0	100.00	0.00	0.00	90340.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	1.17	2.01	697.73	1055.88	1813.69	1.06	1.49	2.38	959.56	1343.74	2151.19	0.00	0.00	0.00	0.00
7	OXT 006	56445.02	5.645	150	26.6	100.00	0.00	0.00	56445.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.84	1.15	1.91	471.70	647.24	1079.69	1.08	1.47	2.59	607.11	824.08	1463.32	0.00	0.00	0.00	0.00
8	WAR 008	334026.362	33.403	320	9.6	100.00	0.00	0.00	334026.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96	1.57	3.03	3197.09	5251.79	10120.38	1.37	2.18	3.60	4573.43	7284.92	12041.35	0.00	0.00	0.00	0.00
9	OXT 042	123321.53	12.332	80	6.5	100.00	0.00	0.00	123321.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	2.29	5.61	1311.67	2820.01	6921.28	1.73	3.35	7.23	2128.46	4135.13	8914.86	0.00	0.00	0.00	0.00
10	NUT009	86809.608	8.681		0.0	100.00	0.00	0.00	86809.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	1.80	4.16	973.87	1561.31	3611.88	1.63	2.18	4.92	1413.26	1889.44	4272.96	0.00	0.00	0.00	0.00
11	DPA 008	70972.484	7.097	120	16.9	100.00	0.00	0.00	70972.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	1.50	2.14	902.23	1062.29	1517.19	1.39	1.72	2.52	986.26	1222.34	1785.28	0.00	0.00	0.00	0.00
12	CAT 039	536355.119	53.636	1200	22.4	100.00	0.00	0.00	536355.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.49	2.47	5.64	8017.27	13226.19	30241.66	2.23	3.28	6.85	11940.60	17602.68	36748.88	0.00	0.00	0.00	0.00
13	DOM 014	142874.983	14.287	250	17.5	100.00	0.00	0.00	142874.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52	3.03	6.86	2172.08	4331.47	9798.00	2.42	4.55	8.89	3464.60	6497.53	12698.20	0.00	0.00	0.00	0.00
14	FEL 001	140242.633	14.024	266	19.0	100.00	0.00	0.00	140242.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.62	1.94	2.41	2278.56	2727.57	3375.56	1.86	2.14	2.62	2610.23	3002.85	3677.00	0.00	0.00	0.00	0.00
15	SMA 013	151247.968	15.125	370	24.5	100.00	0.00	0.00	151247.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80	4.62	9.51	4237.18	6984.67	14384.22	4.05	6.30	12.97	6119.22	9536.18	19613.56	0.00	0.00	0.00	0.00
16	BROF	94351.967	9.435	190	20.1	100.00	0.00	0.00	94351.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43	7.02	14.36	4182.29	6623.12	13551.34	5.96	10.00	17.21	5642.36	9437.56	16239.31	0.00	0.00	0.00	0.00
17	SGOD 012	240565.166	24.057	500	20.8	100.00	0.00	0.00	240565.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.04	8.09	15.92	12121.77	19451.69	38304.43	6.80	10.44	22.07	16349.58	25112.47	53097.13	0.00	0.00	0.00	0.00
18	SGOD 005	1157986.695	115.799	1700	14.7	100.00	0.00	0.00	1157986.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.51	8.02	11.22	75381.29	92813.29	129873.93	7.51	9.21	13.11	86970.63	106616.86	151820.08	0.00	0.00	0.00	0.00
19	WAR 029	72132.847	7.213	48	6.7	100.00	0.00	0.00	72132.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.24	10.49	16.25	5224.26	7569.02	11721.76	9.70	12.68	18.45	7000.20	9146.11	13310.74	0.00	0.00	12.28	0.00
20	SGOD 014	168564.296	16.856	350	20.8	100.00	0.00	0.00	168564.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.61	10.98	15.99	14510.23	18508.70	26954.47	10.48	12.92	19.15	17663.80	21774.84	32273.25	0.00	0.00	0.00	0.00
21	GOD 001	214036.836	21.404	300	14.0	100.00	0.00	0.00	214036.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.73	24.61	30.82	48643.19	52670.00	65963.18	24.18	27.65	33.11	51761.65	59190.02	70859.39	0.00	0.00	0.00	0.00
22	SGOD 009	91234.747	9.123	205	22.5	100.00	0.00	0.00	91234.75	0.00	0.00	0.56	0.56	0.00	0.00	507.91	507.91	0.00	0.00	1.30	1.30	0.00	0.00	1185.69	1185.69	0.00	0.00	2783.89	5413.91	2.67	4.09	8.67	2439.56	3731.14	7906.10	0.00	0.00	0.00	0.00
SITES WITH FLUVIAL FLOOD RISK																																							
23	LIN 027	46806.192	4.681	72	15.4	99.99	0.01	0.00	46800.96	5.23	0.00	0.01	0.01	0.00	0.00	5.23	5.23	0.00	0.00	0.01	0.01	0.00	0.00	5.23	5.23	0.00	0.00	0.00	0.00	0.00	0.00	1.97	0.00	0.00	921.40	0.00	0.95	3.06	0.00	442.86	1432.17	0.00	0.00	0.00	0.00
24	BHE 012	41935.676	4.194	36	8.6	99.98	0.02	0.00	41929.38	6.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.77	20.75	28.46	7451.99	8701.83	11935.86	19.82	23.65	32.91	8312.76	9919.40	13801.22	0.00	0.00	0.00	0.00
25	SMA 008	14254.577	1.425	0.0	0.0	99.57	0.43	0.00	14193.51	61.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.62	64.86	74.76	7643.93	9245.18	10656.81	61.88	69.06	79.74	8821.33	9843.95	11366.81	0.00	0.00	0.00	0.00
26	OXT 016	11321.588	1.132	0.0	0.0	99.37	0.63	0.35	11250.33	71.26	40.13	0.93	0.93	0.19	0.00	105.52	105.52	21.42	0.00	1.28	1.28	0.27	0.10	144.65	144.65	30.87	11.84	1.49	1.85	10.61	169.02	209.30	1201.49	1.77	2.59	11.69	199.87	292.96	1323.61	0.00	0.00	0.00	0.00
27	SGOD 021	671.84	0.067	134	19.9	99.18	0.82	0.71	666.24	5.61	4.76	0.45	0.45	0.26	0.00	3.04	3.04	1.72	0.00	0.54	0.54	0.30	0.21	360.22	360.22	198.87	143.61	0.81	0.81	2.98	542.16	589.18	2005.50	0.84	0.96	3.46	566.19	647.27	2496.24	0.00	0.00	0.00	0.00
28	GOD 024	33441.765	3.344	62	18.5	98.90	1.10	0.68	33074.91	366.85	228.63	0.02	0.02	0.00	0.00	7.00	7.00	0.82	0.00	0.09	0.09	0.00	0.00	31.08	31.08	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.17	2.20	1728.03	734.72
29	SMA 020	89349.918	8.935	120	13.4	98.61	1.39	0.02	88109.32	1240.04	21.54	0.04	0.04	0.04	0.04	33.93	33.93	33.93	33.93	0.04	0.04	0.04	0.04	33.93	33.93	33.93	33.93	34.62	46.21	66.90	30935.79	41290.06	61565.18	42.60	56.27	76.80	38054.50	50275.72	68616.32	0.00	0.00	0.00	0.00
30	OXT 074	317359.522	31.736	720	22.7	98.59	1.41	0.00	312885.03	4474.50	0.00	0.25	0.25	0.24	0.21	797.52	797.52	777.51	656.15	0.26	0.26	0.25	0.23	821.52	821.52	781.51	725.06	4.87	6.55	10.52	15449.38	20778.40	33400.65	6.00	8.08	12.95	19033.46	25630.67	41092.95	0.00	0.00	0.00	0.00
31	SMA 020	243362.91	24.336	425	17.5	98.56	1.44	0.00	239854.71	3508.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.60	9.66	18.01	16062.86	23505.31	43831.72	8.49	12.47	22.38	20672.00	30336.10	54468.59	0.00	0.00	0.00	0.00
32	DOM 016	53321.74	5.332	86	16.1	98.21	1.79	0.28	52365.98	955.76	150.86	2.30	2.30	1.00	0.76	1228.91	1228.91	535.01	406.96	2.30	2.30	1.00	0.77	1228.91	1228.91	535.01	410.96	5.63	8.73	18.49	3001.14	4656.30	9859.50	7.84	11.83	24.28	4203.64	6310.33	12943.86	0.00	0.00	0.00	0.00
33	SGOD 010	1658917.428	165.892	3175	19.1	96.89	3.11	2.50	1607391.53	51525.89	41429.37	2.08	2.08	1.43	1.27	34531.76	34531.76	23645.66	21005.01	2.32	2.32	1.48	1.34	38463.15	38463.15	24603.39	22269.97	5.11	7.04	10.94	84836.42	116773.25	181551.45	6.38	8.43	12.98	105801.61	139796.97	215302.17	0.00	0.00	0.00	0.00
34	SMA 014	389377.757	38.938	560	14.4	96.57	3.43	0.00	376034.05	13343.71	0.00	3.45	3.45	0.00	0.00	13433.87	13433.87	0.00	0.00	3.45	3.45	0.00	0.00	13433.87	13433.87	0.00	0.00	18.87	28.10	46.24	73471.81	109423.82	180035.39	25.59	35.57	51.19	99625.65	138496.86	199314.00	0.00	0.00	0.00	0.00
35	NUT 010	62145.948	6.215	71	11.4	96.45	3.55	2.46	59939.89	2205.78	1531.86	1.81	1.81	0.00	0.00	1127.61	1127.61	0.00	0.00	1.98	1.98	0.00	0.00	2475.37	2475.37	246.46	0.00	0.22	0.92	1.73	135.43	568.86	1075.77	0.91	1.96	2.97	564.70	1269.43	1848.55	0.00	0.00	0.00	0.00
36	NUT 020	32590.041	3.259	40	12.3	94.57	5.43	1.35	30821.02	1769.02	441.17	5.25	5.25	0.00	0.00	1712.53	1712.53	0.00	0.00	6.10	6.10	0.00	0.00	1987.45	1987.45	0.00	0.00	0.40	1.76	4.22	129.16	573.95	1375.55	1.37	2.65	5.75	446.06	864.80	1874.97	0.00	0.00	0.00	0.00
37	SMA 009	166780.419	16.678	279	16.7	93.81	6.19	0.00	156461.95	10318.47	0.00	6.25	6.25	0.00	0.00	10426.52	10426.52	0.00	0.00	17.70	17.70	0.00	0.00	29528.19	29528.19	0.00	0.00	7.79	10.30	16.04	12996.55	17177.13	26756.02	9.50	12.21	18.51	15840.71	20370.89	30863.01	0.00	0.00	0.00	0.00
38	LIN 030	62203.97	6.222	50	8.0	92.68	7.32	0.00	57652.82	4551.15	0.00	5.70	5.70	2.37	0.00	3547.33	3547.33	1477.04	0.00	7.70	7.70	2.87	1.49	4792.78	4792.78	1785.64	928.59	1.70	2.53	4.00	1056.65	1575.60	2487.92	1.92	3.14	4.55	1193.67	1950.68	2828.35	6.97	0.00	0.00	4338.34	0.00
39	GOD 022	19239.097	1.924		0.0	91.63	8.37	1.18	17628.92	1610.18	226.57	3.79	3.79	1.16	0.78	729.91	729.91	222.30	150.05	4.44	4.44	2.92	0.84	853.41	853.41	561.87	161.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	2.60	0.00	0.00	0.00	0.00
40	BHE 015	25295.585	2.53	55	21.7	90.53	9.47	0.00	22898.97	2396.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.60	5.14	9.52	909.55	1300.41	2407.54	4.40	6.77	13.18	1112.44	1711.88	3334.39	0.00	0.00	0.00	0.00
41	SGOD 020	69726.901	6.973	110	15.8	87.07	12.93	11.02	60710.63	9018.43	7684.28	11.83	11.83	8.58	7.00	8250.47	8250.47	5985.45	4878.39	13.08	13.08	9.37	7.48	9120.65	9120.65	6535.43	5213.36	1.03	1.43	2.89	719.70	997.32	2013.99	1.37	1.92	4.06	954.09	1335.92	2828.14	0.00	0.00	0.00	0.00
42	NUT 017	6284264.954	628.426	8000	12.7	83.85	16.15	7.85	5269238.34	1015026.61	493167.23	8.06	8.06	5.35	4.35	506515.03	506515.03	336091.61	273378.00	8.87	8.87	5.59	4.55	557353.87	557353.87	351359.75	285802.26	4.07	5.61	9.68	255699.89	352293.24	608284.54	5.10	6.94	11.88	320497.59	436228.77	746420.24	9.00	0.37	565691.45	23401.86
43	SMA 021	87664.111	8.766	260	29.7	81.51	18.49	0.00	71457.32	16206.79	0.00	15.67	15.67	0.00	0.00	13738.17	13738.17	0.00	0.00	15.67	15.67	0.00	0.00	13738.17	13738.17	0.00	0.00	21.54	27.34	38.03	18886.52	23969.44	33337.30	25.43	31.10	43.10	22293.05	27264.31	37779.29	0.00	0.00	0.00	0.00
44	SGOD 014	28988.217	2.899	60	20.7	79.57	20.43	15.92	23065.40	5922.77	4616.29	41.94	41.94	23.89	22.41	12156.34	12156.34	6925.51	6497.21	46.57	46.57	27.41	25.51	13499.61	13499.61	7917.12	6520.81	18.30	24.00	35.04	5304.22	6956.80	8865.01	22.30	27.03	39.20	6464.52	7834.77	11299.20	0.00	0.00	0.00	0.00
45	BHE 007	1451445.176	145.145	2200	15.2	75.24	24.76	10.98	1092109.06	359336.11	159303.23	12.52	12.52	9.08	7.68	181693.04	181693.04	131756.32	111408.70	13.97	13.97	9.72	8.26	202789.33	202789.33	141103.55	119835.04	12.11	15.97	23.86	175754.54	231803.36	346378.70	14.74	18.82	28.02	213922.23	273228.29	406745.53	0.00	0.00	0.00	0.00
46	FEL 018	63334.892	6.333	0.0	72.68	27.32	24.64	46033.48	17301.41	15602.89	0.74	0.74	0.64	0.57	470.65	470.65	404.86	363.91	0.79	0.79	0.68	0.63	502.98	502.98	433.18	399.92	1.08	1.11	1.60	581.15	703.85	1012.82	1.10	1.32	2.38	696.23	836.17	1506.42	12.17	2.06	7705.48	1305.09
47	SMA 038	427741.398	42.777	0.0	33.04	66.96	27.35	14.1306.19	286435.20	117006.19	69.09	69.09	69.09	28.04	10.26	2955312.22	2955312.22	119925.80	43904.07	95.67	95.67	28.28	12.91	409199.35	409199.35	120959.81	53237.77	8.64	13.42	24.28	36950.97	57393.08	103874.59	11.80	16.83	30.67	50470.04	72002.13	131175.5	4.43	0.04	18945.14	178.33
48	LIN 034	19607.3117	1.961		0.0	30.81	69.19	37.84	6041.50	13565.82	7419.81	69.19	67.06	35.89	9.23	13565.82	13147.91	7037.42	1810.60	69.25	69.25	40.77	29.10	13577.82	13577.82	7994.54	5706.12	5.96	7.65	21.16	1169.31	1500.46	4149.63	6.74	11.56	30.04	1321.82	2266.12	5890.59	0.00	0.00	0.00	0.00
LESS THAN 10 UNITS OR LESS THAN 1ha																																							
49	BHE 017	8217.398	0.822		0.0	100.00	0.00	0.00	8217.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	WAR 039	8044.483	0.804		0.0	100.00	0.00	0.00	8044.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51	CAT 085	7719.73	0.772		0.0	100.00	0.00	0.00	7719.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52	FEL 005	7504.303	0.75		0.0	100.00	0.00	0.00	7504.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53	BHE 018	6202.998	0.62		0.0	100.00	0.00	0.00	6203.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54	BHE 013	5331.816	0.533		0.0	100.00	0.00	0.00	5331.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	BLE 022	5039.31	0.504		0.0	100.00	0.00	0.00	5039.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56	BHE 019	4963.423	0.496		0.0	100.00	0.00	0.00	4963.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57	CAT 078	4926.334	0.493		0.0	100.00	0.00	0.00	4926.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.

Appendix D – Sites for further analysis – Including “Series” sites

LESS THAN 142 UNITS OR LESS THAN 7.08ha

GROUPS

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							SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 2 FLUVIAL FLOOD RISK								SITE SORT - LEVEL 3 FLUVIAL FLOOD RISK +CC								SITE SORT - LEVEL 4 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 5 SURFACE WATER FLOOD RISK +CC						SITE SORT - LEVEL 6 RESERVOIR FLOOD RISK			
	Available Sites						Percentage of Site in Each Flood Zone (%)			Area of Site in Each Flood Zone (m^2)			Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in Each Flood Zone (%)				Area of Site in Each Flood Zone (m^2)				Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in RoFSW (%)			Area of Site in RoFSW (m^2)			Percentage of Site in Reservoir (%)		Area of Site in Reservoir (m^2)	
Rank	Reference	Area (sq m)	Area (Ha)	Capacity	Density		Flood Zone 1	Flood Zone 2	Flood Zone 3	Flood Zone 1	Flood Zone 2	Flood Zone 3	Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	Very Low	Low	Medium	High	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	With river flooding	Without river flooding	With river flooding	Without river flooding
1	CAT 063	82566.958	8.257	74	9.0		100.00	0.00	0.00	82566.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.86	0.00	132.05	711.70	0.16	0.35	1.10	132.05	288.11	907.43	0.00	0.00	0.00	0.00
2	**LIN A**	**134855.958**	**13.486**	**195**	**14.5**		**100.00**	**0.00**	**0.00**	**134855.96**	**0.00**	**0.00**	**0.03**	**0.03**	**0.00**	**44.19**	**44.19**	**0.00**	**0.00**	**0.53**	**0.53**	**0.00**	**0.00**	**709.03**	**709.03**	**0.00**	**0.00**	**0.09**	**0.18**	**0.48**	**120.04**	**236.05**	**645.03**	**0.17**	**0.22**	**0.87**	**231.45**	**296.14**	**1172.31**				
3	**CAT A**	**317086.249**	**31.709**	**338**	**10.7**		**100.00**	**0.00**	**0.00**	**317086.25**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.08**	**0.50**	**1.58**	**252.09**	**1591.99**	**5002.23**	**0.25**	**0.78**	**2.65**	**804.29**	**2487.19**	**8409.22**				
4	OXT 072	74681.5	7.468	70	9.4		100.00	0.00	0.00	74681.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.17	0.55	120.04	124.04	412.13	0.16	0.18	0.72	120.04	132.04	536.17	0.00	0.00	0.00	0.00
5	GOD 010	99457.077	9.946	150	15.1		100.00	0.00	0.00	99457.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.69	2.12	212.30	684.82	2109.62	0.46	1.16	3.23	456.74	1149.72	3213.40	0.00	0.00	0.00	0.00
6	DOM 013	160049.063	16.005	453	28.3		100.00	0.00	0.00	160049.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.38	1.24	448.60	612.33	1983.42	0.31	0.52	2.19	489.86	835.75	3512.17	0.00	0.00	0.00	0.00
7	CAT 004	107105.911	10.711	53	4.9		100.00	0.00	0.00	107105.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	1.95	6.44	364.13	2088.14	6899.91	1.25	3.28	9.61	1343.46	3511.38	10297.04	0.00	0.00	0.00	0.00
8	**DOM A**	**152129.687**	**15.213**	**200**	**13.1**		**100.00**	**0.00**	**0.00**	**152129.69**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.74**	**1.17**	**3.12**	**1130.31**	**1775.46**	**4752.72**	**0.98**	**1.79**	**4.30**	**1484.78**	**2721.49**	**6537.11**				
9	DPA015	90340.532	9.034	0	0.0		100.00	0.00	0.00	90340.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	1.17	2.01	697.73	1055.88	1813.69	1.06	1.49	2.38	959.56	1343.74	2151.19	0.00	0.00	0.00	0.00
10	OXT 056	56445.02	5.645	150	26.6		100.00	0.00	0.00	56445.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.84	1.15	1.91	471.70	647.24	1079.69	1.08	1.47	2.59	607.11	832.08	1463.32	0.00	0.00	0.00	0.00
11	WAR 008	334026.362	33.403	320	9.6		100.00	0.00	0.00	334026.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96	1.57	3.03	3197.09	5251.79	10120.38	1.37	2.18	3.60	4573.43	7284.92	12041.35	0.00	0.00	0.00	0.00
12	CAT 042	123321.53	12.332	80	6.5		100.00	0.00	0.00	123321.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	2.29	5.61	1311.67	2820.01	6921.28	1.73	3.35	7.23	2128.46	4135.13	8914.86	0.00	0.00	0.00	0.00
13	**WAR A**	**382632.286**	**38.263**	**482**	**12.1**		**100.00**	**0.00**	**0.00**	**382632.29**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.10**	**1.76**	**3.19**	**4207.71**	**6739.09**	**12201.49**	**1.57**	**2.26**	**4.13**	**5993.70**	**8630.77**	**15797.20**				
14	NUT009	86809.608	8.681	0	0.0		100.00	0.00	0.00	86809.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	1.80	4.16	973.87	1561.31	3611.88	1.63	2.18	4.92	1413.26	1889.44	4272.96	0.00	0.00	0.00	0.00
15	DPA 008	70972.484	7.097	120	16.9		100.00	0.00	0.00	70972.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	1.50	2.14	902.23	1062.29	1517.19	1.39	1.72	2.52	986.26	1222.34	1785.28	0.00	0.00	0.00	0.00
16	CAT 039	536355.119	53.636	1200	22.4		100.00	0.00	0.00	536355.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.49	2.47	5.64	8017.27	13226.19	30241.66	2.23	3.28	6.85	11940.60	17602.68	36748.88	0.00	0.00	0.00	0.00
17	DOM 014	142874.983	14.287	250	17.5		100.00	0.00	0.00	142874.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52	3.03	6.86	2172.08	4331.47	9798.00	2.42	4.55	8.89	3464.60	6497.53	12698.20	0.00	0.00	0.00	0.00
18	FEL 001	140242.633	14.024	266	19.0		100.00	0.00	0.00	140242.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.62	1.94	2.41	2278.56	2727.57	3375.56	1.86	2.14	2.62	2610.23	3002.85	3677.00	0.00	0.00	0.00	0.00
19	**DOR A**	**131159.81**	**13.116**	**200**	**15.2**		**100.00**	**0.00**	**0.00**	**131159.81**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.05**	**4.14**	**9.96**	**2682.93**	**5431.00**	**13067.64**	**3.29**	**6.58**	**13.88**	**4310.17**	**8626.61**	**18199.80**				
20	SMA 013	151247.968	15.125	370	24.5		100.00	0.00	0.00	151247.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80	4.62	9.51	4237.18	6984.67	14384.22	4.05	6.30	12.97	6119.22	9536.18	19613.56	0.00	0.00	0.00	0.00
21	RHO01	94351.867	9.435	190	20.1		100.00	0.00	0.00	94351.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43	7.02	14.36	4182.29	6623.12	13551.34	5.98	10.00	17.71	5642.39	9437.56	16709.31	0.00	0.00	0.00	0.00
22	SGOD 012	240565.166	24.057	500	20.8		100.00	0.00	0.00	240565.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.04	8.09	15.92	12121.77	19451.69	38304.43	6.80	10.44	22.07	16349.58	25112.47	53097.13	0.00	0.00	0.00	0.00
23	**SMA A**	**117196.025**	**11.72**	**183**	**15.6**		**100.00**	**0.00**	**0.00**	**117196.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5.80**	**8.66**	**16.12**	**6792.83**	**10150.74**	**18896.63**	**7.55**	**11.11**	**20.01**	**8844.88**	**13017.28**	**23452.79**				
24	SGOD 005	1157986.695	115.799	1700	14.7		100.00	0.00	0.00	1157986.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.51	8.02	11.22	75381.29	92813.29	129873.93	7.51	9.21	13.11	86970.63	106616.86	151820.08	0.00	0.00	0.00	0.00
25	WAR 029	72132.847	7.213	48	6.7		100.00	0.00	0.00	72132.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.24	10.49	16.25	5224.26	7569.02	11721.76	9.70	12.68	18.45	7000.20	9146.11	13310.74	0.00	0.00	12.28	0.00
26	SGOD 014	168564.296	16.856	350	20.8		100.00	0.00	0.00	168564.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.61	10.98	15.99	14510.23	18508.70	26954.47	10.48	12.92	19.15	17663.80	21774.84	32273.25	0.00	0.00	0.00	0.00
27	GOD 001	214036.836	21.404	300	14.0		100.00	0.00	0.00	214036.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.73	24.61	30.82	48643.19	52670.00	65963.18	24.18	27.65	33.11	51761.65	59190.02	70859.39	0.00	0.00	0.00	0.00
28	SGOD 009	91234.747	9.123	205	22.5		100.00	0.00	0.00	91234.75	0.00	0.00	0.56	0.56	0.00	0.00	507.91	507.91	0.00	0.00	1.30	1.30	0.00	0.00	1185.69	1185.69	0.00	0.00	1.86	3.05	5.93	1698.55	2783.89	5413.91	2.67	4.09	8.67	2439.56	3731.14	7906.10	0.00	0.00	0.00	0.00