Level 2 SFRA Addendum Site Assessment
Potential Sites along Crow Brook

Site ID	Address			Site Description	Flood Depth Assessment	Flood Velocity Assessment	Flood Hazard Assessment	Blockage Scenario	Surface Water Flooding	Recommendations
E2	Hortonwood 45		Hortonwood	Site lies entirely in Flood Zone 1	n/a	n/a	n/a	n/a	Two areas of surface water pooling within site from both 30 year and 100 year return periods. Similar flood extents for both events	Follow guidance for development in Flood Zone 1 and guidance for development in areas of surface water flooding set out in Section 4 of this document
E7	Hortonwood 35		Hortonwood	Site lies entirely in Flood Zone 1. North of site bounded by Hortonwood Channel. No Flood Zones have been produced for Hortonwood Channel, though in reality, some risk will be posed	n/a	n/a	n/a	n/a	Two areas of surface water pooling within site from 100 year return period event	A development easement from the top of the bank of the Hortonwood Channel should be negotiated with the LLFA. Follow guidance for development in Flood Zone 1 and guidance for development in areas of surface water flooding set out in Section 4 of this document
E8	Hortonwood 50		Hortonwood	Site lies almost entirely in Flood Zone 1, but the north west corner lies in Flood Zones 2 and 3, which have a similar extent, and a negligible area along the western boundary lies in Flood Zones 2 and 3. North of site bounded by Hortonwood Channel. No Flood Zones have been produced for Hortonwood Channel, though in reality, some risk will be posed	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	Flood Zones 2 and 3 should be left as open space. Flood Zones produced using JFLOW - FRA should verify extents and levels. A development easement from the top of the bank of the Hortonwood Channel should be negotiated with the LLFA. Follow guidance for development in areas of surface water flooding set out in Section 4 of this document
E13	Hortonwood 1		Hortonwood	Site lies entirely in Flood Zone 1.	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	Follow guidance for development in Flood Zone 1

E14	Land at Telford International Railfreight terminal		Hortonwood	Previous JFLOW outlines showed north western corner of site to be affected by Flood Zones 2 and 3. Updated model flood outlines for Crow Brook show flood flows from Middle Pool following line of Crow Brook towards the north and away from site. Two drains within site along western and north eastern boundaries. No Flood Zones have been produced, though in reality, some risk will be posed	n/a	n/a	n/a	n/a	Negligible area of surface water pooling from a 100 year return period along northern boundary of site associated with drain here. This pooling extends to a larger area outside the site boundary.	Flood Zones 2 and 3 should be left as open space. Flood Zones produced using JFLOW - FRA should verify extents and levels. A development easement from the top of the bank of the drains should be negotiated with the LLFA. Follow guidance for development in areas of surface water flooding set out in Section 4 of this document

Level 2 SFRA Addendum Site Assessment
Potential Sites along Mad Brook

Site ID	Address			Site Description	Flood Depth Assessment	Flood Velocity Assessment	Flood Hazard Assessment	Blockage Scenario	Surface Water Flooding	Recommendations
H9	The Former Swan Centre	Grange Avenue	Stirchley	Site lies entirely in Flood Zone 1. Mad Brook lies to the west, with Flood Zone maps extending to within 15m of the site	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	Follow recommendations for development in Flood Zone 1
E24	Halesfield 2		Halesfield	Site lies entirely in Flood Zone 1.	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	Follow guidance for development in Flood Zone 1
E25	Halesfield 15		Halesfield	Site lies entirely in Flood Zone 1.	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	Follow guidance for development in Flood Zone 1
E26	Halesfield 10		Halesfield	Site lies almost entirely in Flood Zone 1 but is affected on the western boundary by Flood Zone 3b.	Depth of flooding in the affected area of the site is generally shallow, with depths of up to 700mm in north eastern corner.	Velocities for the affected areas of the site are slow (generally <0.003 m/s)	The flood hazard across the affected areas of the site is generally low to moderate with "danger for some"	n/a	Negligible area of surface water pooling from a 100 year return period in the southern corner of the site	The site is suitable for development provided the affected areas are left as open space. Follow requirement s for development in Flood Zone 1.

Level 2 SFRA Addendum Site Assessment
Potential Sites along Hurley Brook Tributary

Site ID	Address			Site Description	Flood Depth Assessment	Flood Velocity Assessment	Flood Hazard Assessment	Blockage Scenario	Surface Water Flooding	Recommendations
H8	The Charlton School	Severn Drive	Dothill	Site lies entirely in Flood Zone 1. Drains along north and north eastern boundaries. No Flood Zones have been produced, though in reality, some risk will be posed	n/a	n/a	n/a	n/a	Areas of surface water pooling along north, north east and south west site boundaries from 30 year and 100 year return periods. Little encroachment into site	A development easement from the top of the bank of the drain should be negotiated with the LLFA. Follow guidance for development in Flood Zone 1 and guidance for development in areas of surface water flooding set out in Section 4 of this document
E28	Land off A442 Queensway		Shawbirch	Site lies entirely in Flood Zone 1. Drain and pond in north eastern corner of site and pond to west of site. No Flood Zones have been produced, though in reality, some risk will be posed	n/a	n/a	n/a	n/a	Area of surface water ponding mapped in north west corner of the site. Similar flood extents for both events. Several other areas of surface water flooding within site modelled from 100 year return period.	A development easement from the top of the bank of the drain should be negotiated with the LLFA. Follow guidance for development in Flood Zone 1 and guidance for development in areas of surface water flooding set out in Section 4 of this document

Level 2 SFRA Addendum Site Assessment
Potential Sites along Tributary of Wesley Brook

Site ID	Address			Site Description	Flood Depth Assessment	Flood Velocity Assessment	Flood Hazard Assessment	Blockage Scenario	Surface Water Flooding	Recommendations
E19	Naird Lane		Nedge Hill	Site lies entirely in Flood Zone 1. A number of small waterbodies and drains are shown to lie within the site boundary	n/a	n/a	n/a	n/a	No surface water flooding from either the 30 year or 100 year return periods	A development easement from the top of the bank of the drains and ponds should be negotiated with the LLFA. Follow guidance for development in Flood Zone 1

Level 2 SFRA Addendum Site Assessment
Potential Sites along Wall Brook

Site ID	Address			Site Description	Flood Depth Assessment	Flood Velocity Assessment	Flood Hazard Assessment	Blockage Scenario	Surface Water Flooding	Recommendations
H1	Land at Muxton		Muxton	Site lies approximately 70% in Flood Zone 1, with Flood Zones 2, 3a and 3b affecting areas of the site to the north east and the site's western portion where the Wall Brook flows. Site is also bounded on eastern side by an unnamed watercourse. No Flood Zones have been produced for this although, in reality, some risk will be posed	The depth of flooding across the affected areas both around the Wall Brook and along the site's eastern boundary is generally shallow across the range of return periods (200mm) with a slightly deeper area of pooling in the North West corner of the site (<500mm)	Velocities for the affected area of the site are generally mid range, but increase up to 1.2m/s in some areas with little difference between return periods. Three distinct flow paths crossing the site can be seen.	The flood hazard across the affected area of the site is generally low across the range of return periods, with an area of moderate risk in the NW area of the site, with "danger for some"	With a 75% blockage applied at culverts SJ71020 14260 and SJ 70420 14890, the extent, depth and velocity of flooding at this site are similar to the 100 year event. The flood hazard is also similar to the 100 year event with "danger for some"	Some areas of ponding along northern boundary during 30 year and to a greater extent during 100 year return period. Several further areas of ponding south of A518 during a 100 year return period.	The site is suitable for development provided the affected areas can be left as open space, which should be achievable given the size. A development easement for the development from the top of bank of the unnamed watercourse should be negotiated with the LLFA. Follow requirements for development in Flood Zone 1