

**Level 2 SFRA Site Assessment  
Potential Housing Sites**

<b>Site ID</b>	<b>SHLAA Site</b>	<b>SHLAA Name</b>	<b>SHLAA LOCAL</b>	<b>Site Description</b>	<b>Local Site Issues?</b>	<b>Recommendations</b>
1	Car Park adj DLLC	St. Matthews Road	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
3	Rear of Swan Hotel	Watling Street	Wellington	Part of Hurley Brook assessment		
4	Land at Britannia Way	Brittania Way	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
5	Land off	Hadley Park Road/Parkdale	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
6	Land at Lower House Farm, adjacent rear	Orchard Close	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
7	Land at Grove Farm	Wellington Road	Newport	Site lies fully in Flood Zone 1	North eastern corner of site is bordered by a drain. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
8	Land off	Park Lane	High Ercall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
10	The Wrockwardine Wood School	Holyhurst Road	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
13	Midlands Electricity	Waterloo Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
16	Bratton Farm	B5063	Wellington	Part of Hurley Tributary assessment		
19	Land off	Ben Jones Avenue (Stafford Road)	Newport	Site lies substantially in Flood Zone 1, though it is affected slightly by Flood Zones 2 and 3 to the north of the site	Strine Brook flows to the north east of the site, and Flood Zones 2 and 3 encroach the site slightly	Flood Zones 2 and 3 should remain as open space Flood Zones derived using JFLOW - FRA should verify extents and levels
20	Land at	Longford Road	Church Aston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
21	Land south	Trinity Road	Dawley Hamlets	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
24	Land at	Glebe Street	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
26	Land adjacent to The Fields Bungalow	The Fields	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
29	Tweedale Industrial Estate off	Bridgnorth Road	Madeley	Part of Mad Brook assessment		
33	Land Opposite 39	Mill Lane	Tibberton	Site lies fully in Flood Zone 1	Site lies just south of the River Meese, and while Flood Zones 2 and 3 do not encroach site, Flood Zone 2 lies immediately north of the site.	Flood Zone derived from JFLOW - FRA should verify extents and levels.
36	Land at The Grange	Catsbitch Lane	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
40	north of The Grange	Park Lane	High Ercall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
43	Land east of Hanford Terrace - Site 4	Catsbitch Lane	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
56	Land adjoining	Haygate Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
63	Land at	Old Park Roundabout	The Rock	Site lies fully in Flood Zone 1	Drain flows through centre of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1

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64	Plot at Arleston Brook, near	Lawley Drive	Arleston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
65	Land off	Majestic Way	Aqueduct	Site lies fully in Flood Zone 1	Drain exists to the south west of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed Fluvial flooding has been recorded to the north of the site	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1 FRA should assess local flood risk issues
67	Land at	Beveley Road/Holyhead Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
68	Land at	Crowdale Road	Bratton	Part of Hurley Tributary assessment		
69	Land at	Okehampton Road	Hadley Castle	Part of Hurley Brook assessment		
71	Land at	Marshbrook Way/ Dorchester Drive	Muxton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
72	Land off	Marshbrook Way	Muxton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
73	Paddock at	Church Road	Donnington	Site lies fully in Flood Zone 1	Minewater flooding has been recorded within the site	Sites which are located in Flood Zone 1 without recorded flood incidents should be developed in preference to this site. If development does go ahead, an FRA will be required to assess the local flood risk issues
74	Land at Ketley Dingle	Whitchurch Drive	Ketley Brook	Part of Hurley Brook assessment		
77	Land at	Redhill Way	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
79	Land south of M54	Park Lane	Old Park	Site lies fully in Flood Zone 1	Drain exists to the south of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
80	Land at	Forge Junction	Telford	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
81	Land off	Wrockwardine Road	Wellington	Part of Hurley Tributary assessment		
84	Land off	Crowdale Road	Bratton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
90	Land at Loamhole Dingle, off	Darby Road	Coalbrookdale	Site lies substantially in Flood Zones 2 and 3	Loamhole Brook lies to the west of the site, and enters a culvert to the south of the site, posing residual risk of blockage and/or collapse. A tributary of the brook flows from the east but appears to be culverted beneath the site	Given the degree of flood risk posed to this site, alternative sites in lower risk Flood Zones, preferably Zone 1, should be developed in preference to this site. Only if it can be demonstrated that the Sequential Test has been carried out and the Exception Test (in accordance with Table D3 of PPS25) can be satisfied, should this site be developed in accordance with Table D3 of PPS25, where the most vulnerable elements of the development are placed in the lowest risk Flood Zone. Ideally, Flood Zones 2 and 3 should be left as open space. Flood Zones derived using JFLOW and are deemed to be of poor quality in this area - modelling of the watercourse through this site is required to determine the actual level of risk posed.

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91	New Pool	Rough Park Way	Coalbrookdale	Site is affected by Flood Zones 2 and 3	A tributary of Loamhole Brook flows from west to east through the site. The Flood Zone information in this area is misaligned from the channel	Modelling of the watercourse through this site is required to determine the actual level of risk posed.
93	Land off	Whitchurch Drive	Wellington	Site lies fully in Flood Zone 1	Drain exists along north western boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
95	Hall Park car park off	Hall Park Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
96	Car park west of County Courts	Hall Park Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
99	Land north of Apley Castle off	Sparrowhawk Way	Apley Castle	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
101	Land at	Lodge Road	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
102	Car Park off	Manse Road	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
103	Land off	Cappoquin Drive	St Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
104	Land off	Telford Way	St Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
105	Rampart Way North	Rampart Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
106	Rampart Way South	Rampart Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
111	Stirchley Avenue A (Site 52360)	Stirchley Avenue	Randlay	Part of Wesley Brook Tributary assessment		
112	Stirchley Avenue B (Site 52340)	Stirchley Avenue	Randlay	Part of Wesley Brook Tributary assessment		
117	Lord Silkin School/Three Oaks Primary School	Grange Avenue	Stirchley	Part of Mad Brook assessment		
118	Sutherland School	Gibbons Road	Trench	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
119	The Paddock	Arlleston Lane	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
125	Blessed Robert Johnson Phase II	Whitchurch Drive	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
127	Land at Ketley Grange	Bank Way	Ketley Bank	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
128	Land at (Plots 1-6)	Mossey Green	Ketley Bank	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
129	Priorslee East D3 Phase II	Gatcombe Way	Priorslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
130	Priorslee East E Phase I	Gatcombe Way	Priorslee	Site lies fully in Flood Zone 1	Drain exists along western boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
131	Priorslee East E Phase II	Gatcombe Way	Priorslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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132	Land at Priorslee East J1/J2	Gatcombe Way	Priorslee	Site lies fully in Flood Zone 1	Drain exists within site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
133	Land at	Shifnal Road	Priorslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
134	Land at	Park Road	Dawley Bank	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
135	Farm Lane II	Farm Lane	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
136	Land between (Plot E)	Doseley Road/Pool Hill	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
137	Land between	St. Georges Road/Wrockwardine Wood Way	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
138	Land at Sinclair Works	Holyhead Rd / Whitchurch Drive	Ketley	Part of Hurley Brook assessment		
143	Land east/west	Rock Road	Overdale	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
144	Land south	New Trench Road/A518	Muxton	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
153	Shawbirch Campus Site off	Shawbirch Roundabout A442/Queensway	Shawbirch	Site lies fully in Flood Zone 1	Drain exists at north eastern side of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
155	Land south/west	Dale Acre Way/Darliston	Hollinswood	Part of Wesley Brook Tributary assessment		
156	Land south/immediately west	Dale Acre Way/Darliston	Hollinswood	Part of Wesley Brook Tributary assessment		
157	Playing field off	Wrockwardine Wood Way/Stafford Rd	Wrockwardine Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
158	Langley County Junior & St. Leonards Infant School	Spout Lane	Malinslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
159	Part of playing field Aqueduct County Primary School, west	Castlefields Way	Aqueduct	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
160	Playing field adj. Hills Lane Play Centre	Hills Lane	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
162	Nursery School and Hall off	Holyhead Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
163	Land at	Pinewood Avenue	Trench	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
164	Land at Teagues Bridge Community Centre	Teagues Crescent	Trench	Part of Crow Brook assessment		
165	Playing field between	Burnell Road/Wellington Road	Admaston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
166	Station Car Park	The Parade	Wellington	Part of Hurley Brook assessment		
167	Tan Bank Car Park	Victoria Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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168	Health Centre Car Park	Victoria Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
171	Land off	Victoria Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
172	Recreation Ground	Union Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
173	Mount Car Park west	Wrekin Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
174	South Car Park	Victoria Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
175	North Car Park	Victoria Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
176	Market Car Park	Market Street	Wellington	Part of Hurley Tributary assessment		
177	Tea Tree Car Park	Charlton Street	Wellington	Part of Hurley Tributary assessment		
178	Land to rear of Masonic Hall	Constitutional Hil	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
179	Land west, adj. railway	Wellington Road	Admaston	Part of Hurley Tributary assessment		
180	Land west, rear	Whitchurch Road, Dee Close	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
181	Land east, rear	Wellington Road. Donnerville Gardens	Admaston	Part of Hurley Tributary assessment		
182	Land west , opposite	Wellington Road, Donnerville Gardens	Admaston	Part of Hurley Tributary assessment		
183	Land south/east	Shawbirch Road/Admaston Spa	Shawbirch	Part of Hurley Tributary assessment		
184	Land east/south	Wellington Road/Spa Crescent	Admaston	Part of Hurley Tributary assessment		
185	Land between	Wellington Road railway	Admaston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
186	Land west/rear	Whitchurch Road/Arrow Road	Shawbirch	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
187	Land	Glade Way	Shawbirch	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
188	Land north	Coney Way Green	Shawbirch	Site lies fully in Flood Zone 1	A drain exists in the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
189	Land off	Grainger Drive	Leegomery	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
190	Land off	Barnes Drive	Leegomery	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
191	Land off	Leegate Avenue	Leegomery	Part of Hurley Brook assessment		
192	Land east Wrekin College	Whitchurch Drive	Wellington	Part of Hurley Brook assessment		

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193	Land off	Giles Close	Arleston	Part of Hurley Brook assessment		
194	Land off	Wombridge Road A	Wrockwardine Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
195	Land south	Capewell Road	Trench	Part of Crow Brook assessment		
196	Land off	Hadley Road	Wombridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
197	Land off	Wombridge Road B	Wombridge	Site lies fully in Flood Zone 1	Drain exists within the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
198	Land off	Stafford Road	Wrockwardine	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
199	Land east	St. Georges Road	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
200	Land off	The Nabb	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
201	Land off	St. Matthews Road	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
202	Land off	Celadine Way/Goodyear Way	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
204	Land west	Grange Lane	Lilleshall+Donngtn	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
205	Land at	Pool Side	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
206	Land east	Fence Road	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
207	Land east/rear	Rock Road/Cedar Close	The Rock	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
208	Land east/rear	Rock Road/Lower Wood	The Rock	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
211	Land between	Heath Hill/Captain Webb Drive	Heath Hill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
212	Car Park	Burton Street	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
213	Car Park	George Street	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
214	Land south	Springhill Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
215	Car Park	Captain Webb Drive	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
217	Land east (L33)	Royal Way	Malinslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
218	Land between	Holyhead Road/Church Road	Snedshill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
220	Car Park off	Stirchley Avenue	Randlay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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221	Land north	Stirchley Avenue	Randlay	Part of Wesley Brook Tributary assessment		
222	Land south/rear	St. Georges Bypass/Westcroft Walk	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
223	Land rear of St. Georges Church	Church Street	St. Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
224	Land off	Snedshill Way	Snedshill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
225	Hadley car park north	Britannia Way	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
226	Hadley Car Park south	Brittania Way	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
227	Land north of dismantled railway	Copper Beech Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
228	Land west	Margaret Court	Ketley	Part of Hurley Brook assessment		
229	South Nedge	Hem Lane	The Nedge	Part of Wesley Brook Tributary assessment		
230	West Woods	Woodside Avenue/Newcomen Way	Woodside	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
231	Land south west	Roberts Road	Ironbridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
232	Land east	Orchard Lane	Ironbridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
233	Land west	Ironbridge Road	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
234	Land north	Hodgebower	Ironbridge	Site lies fully in Flood Zone 1	Flooding has been recorded just south of the site, though the source is unknown	FRA to assess flood risk from all sources
235	Land rear	Hodgebower	Ironbridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
236	Land north/west	Belmont Road/Orchard Lane	Ironbridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
237	Land south	Wrekin View	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
238	Land west	Jiggers Bank	Coalbrookdale	Site lies equally in Flood Zones 1, 2 and 3	Loamhole Brook is located to the west of the site Flood Zone information in this area is misaligned from the channel	Given the degree of flood risk posed to this site, alternative sites in lower risk Flood Zones, preferably Zone 1, should be developed in preference to this site. Only if it can be demonstrated that the Sequential Test has been carried out and the Exception Test (in accordance with Table D3 of PPS25) can be satisfied, should this site be developed in accordance with Table D3 of PPS25, where the most vulnerable elements of the development are placed in the lowest risk Flood Zone. Ideally, Flood Zones 2 and 3 should be left as open space. Flood Zones derived using JFLOW and are deemed to be of poor quality in this area - modelling of the watercourse through this site is required to determine the actual level of risk posed.

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239	Land east The Old Wynde House	Crackshall Lane	Coalbrookdale	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
240	Land west The Old Wynde House	Crackshall Lane	Coalbrookdale	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
241	Land west	Wentworth Drive	Aqueduct	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
242	Land east	Legges Way/Coalport Road	Madeley	Site lies fully in Flood Zone 1	Drain follows eastern boundary. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
244	Land west	Coalport Road	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
249	Land north The Bridge School	Brookside Avenue	Brookside	Part of Mad Brook assessment		
250	Land east	Lake End Drive	Brookside	Part of Mad Brook assessment		
251	Land north	Ford Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
252	Land east Millwood Mere	Juniper Row	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
254	New Street Car Park	New Street	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
255	Overspill car park	Legges Way	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
256	Land south Moor Farm	Lightmoor Road	Lightmoor	Site lies fully in Flood Zone 1	Drain follows western boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
257	Land between	Broad Meadow Lane/Briery Bank	Lightmoor	Site lies substantially in Flood Zone 1, though is marginally affected by Flood Zone 2 to the north of the site	A tributary of Loamhole Brook flows from east to west towards the north of the site, and Flood Zone 2 encroaches a very small portion of the site. Flood Zone data is misaligned from the channel in this area.	JFLOW used to produce Flood Zones 2 and 3 - FRA should verify extents and levels
258	Land West	Briery Bank	Woodside	Site lies fully in Flood Zone 1	Site lies south of a tributary of the Loamhole Brook.	JFLOW used to produce Flood Zones 2 and 3 - FRA should verify extents and levels
259	Land between	Woodside Avenue/Broad Meadow Lane	Lightmoor	Site lies fully in Flood Zone 1	A tributary of Loamhole Brook flows from east to west towards the north of the site, though Flood Zones 2 and 3 do not encroach site	JFLOW used to produce Flood Zones 2 and 3 - FRA should verify extents and levels
260	Land north	Rough Park Way	Woodside	Site lies fully in Flood Zone 1	A drain exists at the north western corner of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
261	Land between	Court Road/Park Avenue	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
262	Land west	Pool Hill	Doseley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
264	Land south	Shifnal Road	Priorslee	Site lies fully in Flood Zone 1	Drain follows southern boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed Sewer flooding recorded just outside of site	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1 FRA to assess flood risk from all sources

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265	Land south	Redhill Way	St Georges	Site lies fully in Flood Zone 1	Drain lies just outside eastern boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
266	Clay pit - east	Redhill Way	St Georges	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
267	Land south/east (south west Silkin Way)	Stirchley Lane/Cooke Drive	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
268	Land west (Jiggers Bank)	Jiggers Bank Roundabout	Lightmoor	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
269	Land west Silkin Way	Stirchley Lane	Stirchley	Site lies fully in Flood Zone 1	Drain follows eastern boundary. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
272	Morrisons Supermarket car park	Bridge Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
273	Land adjacent to The Wickets Inn	Holyhead Road	Wellington	Site lies fully in Flood Zone 1	Fluvial flooding has been recorded within the site A drain exists to the south of the site, though appears to enter a culvert just outside of the site.	Site which are located in Flood Zone 1 without recorded flood incidents should be developed in preference to this site. If development does go ahead, an FRA will be required to assess the local flood risk issues, especially the effect of the drain to the south of the site and possible culvert capacity issues. Follow guidance for develop in Flood Zone 1
274	Former Wellington Service Station	King Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
275	Land at rear 31	High Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
276	Land Between	St. John Street & Glebe Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
277	Land west	Priory Close/Rosthwaite	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
278	Supermarket car park (Aldi)	Grooms Alley	Wellington	Part of Hurley Tributary assessment		
279	Land west	Fowler Close	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
280	Land rear	Furnace Lane	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
282	Open Space	The Common	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
290	Open Space adjacent	Grainger Drive	Hadley	Part of Hurley Brook assessment		
292	Scout Hall	High Street	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
293	Land at rear of The Queens Arms	Bank Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
294	Land north Heath Hill Industrial Estate	Heath Hill	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
295	Land adjacent to Engineering Works	Heath Hill	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

**Level 2 SFRA Site Assessment  
Potential Housing Sites**

<b>Site ID</b>	<b>SHLAA Site</b>	<b>SHLAA Name</b>	<b>SHLAA LOCAL</b>	<b>Site Description</b>	<b>Local Site Issues?</b>	<b>Recommendations</b>
296	Land west of No. 5	Dawley Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
297	Land south	Doseley Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
299	Land south east of Mount Gilbert School	Hinkshay Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
300	Land rear of Library	Walker Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
301	Land east Donnington St Matthews CE Prim. School	St Matthews Road	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
305	Car park rear of Duke of York	Stafford Road	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
306	Central car park between	Slaney Street and New Street	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
307	Open space south of	Athol Drive	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
309	Land adjacent Robert Moore Flats	Church Street	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
310	Land to rear Clews Wood Court	Station Road	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
311	Land rear The Barley Mow	Court Street	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
312	Land east	Hanover Court	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
313	Land south	High Street	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
314	Waste Recycling Centre	Hills Lane	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
317	Land adjacent to Newport Junior School	Upper Bar	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
318	Scout hut and playing field to rear	Boughey Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
319	Builders Yard	Upper Bar	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
321	Land at rear Charlton Arms Hotel	Church Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
322	Former Wrekin Roadways	Holyhead Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
323	Old Park 1	Old Park Way	Old Park	Site lies fully in Flood Zone 1	2 drains exist within site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed Flooding from unknown source recorded just outside site	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1 FRA to assess flood risk from all sources
324	Town Centre 7	Southwater Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
325	Land off	Rampart Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
326	West Southwater	Southwater Way	Telford Town Centre	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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327	Land forming part of Lower House Farm	-	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
329	Land adjacent The Barns	Dark Lane	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
330	Land north Leasowe Green	Lightmoor Road	Lightmoor	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
332	Land adj Chetwynd Knoll	Edgmond Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
335	Land at Hill Top Farm	Waterloo Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
336	Land at The Humbers	Humber Lane	Donnington	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
339	Land adj The Old Rectory	River Lane	Waters Upton	Site lies fully in Flood Zone 1	River Tern runs from north to south to the west of the site. Flood Zone 3 is immediately outside the site. Flood Zone 2 has not been modelled, it has been derived from JFLOW.	An FRA should be carried out to verify the extent and levels of Flood Zone 2. This might show that the site, in whole or in part, is affected by Flood Zone 2
341	Land south (Site C)	Pool Hill Road	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
342	Land at Church Aston adj.	Highfield	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
343	Land west	Jiggers Bank	Horsehay	Site lies predominantly in Flood Zone 1, though Flood Zones 2 and 3 encroach the site on the south western side	Lyde Brook flows from the north west to south east on the south western side of the site. Flood Zone are misaligned from the channel in some places within the site	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
344	Land west	Wellington Road	Horsehay	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
348	Land to rear	Quarry View	Waters Upton	Site lies fully in Flood Zone 1	River Tern runs from north to south to the west of the site. Flood Zone 2 has not been modelled, it has been derived from JFLOW.	An FRA should be carried out to verify the extent and levels of Flood Zone 2. This might show that the site, in whole or in part, is affected by Flood Zone 3
349	Land to north	Shepherds Lane	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
350	Land adjacent to Mobile Home Park, north of	Wellington Road	Muxton	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
351	Residential Park to north	Wellington Road	Muxton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
352	Land south (Site 34)	Edgmond Road (Chetwynd End)	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
355	Land off	Hartbridge Road	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
356	Bus Depot	Vineyard Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
357	Land south Blockleys (Hadley Quarry) - edited	Hadley Road	Hadley	Site lies fully in Flood Zone 1	Drain exists to the east of the site. No Flood Zone information exists in this area, though in reality, some degree of risk is posed.	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1

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359	Former Concrete Works	Lightmoor Road	Dawley Hamlets	Site lies substantially in Flood Zone 1 but is affected on its southern side by Flood Zones 2 and 3	A tributary of Loamhole Brook is culverted through the site, though Flood Zones 2 and 3 affect the site due to the nature of Flood Zone derivation (JFLOW).	Flood Zones 2 and 3 produced using JFLOW - FRA should verify extents and levels. Options for de-culverting and restoration of the natural channel should be explored. Areas of Flood Zones 2 and 3 which affect the site should be left as open space.
360	Land at rear	Candleberry Meadow	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
361	Land at Wappenshall, near	A442 Queensway	Hadley	Part of Hurley Brook assessment		
366	Land adjacent The Hollies	Back Lane	Tibberton	Site 365 is marginally affected by Flood Zones 2 and 3 on the northern side of the site	The River Meese runs to the north of the site, and encroaches site.	The area of Flood Zones 2 and 3 which affect the site should be left as open space. Flood Zone derived from JFLOW - FRA should verify extents and levels.
367	Land east	Churchill Drive	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
368	Land fronting	Stirchley Road	Brookside	Part of Mad Brook assessment		
371	Land off	Garfield Road / Mossey Green	The Rock	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
372	Land at	Pool Hill Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
373	Land at The Old Showground off	Fallow Deer Lawn/Deer Park Drive	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
374	Land off (Site 42)	Plough Lane	Newport	Site lies almost entirely in Flood Zone 1, with the south east tip of the site falling in Flood Zones 2 and 3	Strine Brook flows from east to west at the south of the site (its Flood Zones 2 and 3 encroach the south eastern tip of the site)	The area of the site affected by Flood Zones 2 and 3 should be left as open space. Flood Zones for produced using JFLOW. FRA should verify extents and levels.
375	Beeches Hospital	Beech Road/Lincoln Grange	The Gorge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
377	Land at Cheshire Coppice Cottages to rear	Meadowdale Drive	Admaston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
378	Land south	Newcomen Way	Woodside	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
379	Land at Nedge Hill (land around Nedge Building)	Naird Lane	The Nedge	Part of Wesley Brook Tributary assessment		
380	Land west/north	Brandon Avenue/ Shawbirch Road	Shawbirch	Part of Hurley Tributary assessment		
381	Land east	Brandon Avenue	Shawbirch	Part of Hurley Tributary assessment		
382	Land at Hadley Castle West	A442	Hadley	Part of Hurley Brook assessment		

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385	Land between	Lightmoor Road/A4169	Lightmoor	Site lies partly in Flood Zone 1 though Flood Zones 2 and 3 affect half of the site	A tributary of Loamhole brook flows through the south western end of the site. Flood Zones 2 and 3 encroach site.	Flood Zones produced using JFLOW - FRA should verify extents and levels. If Flood Zones 2 and 3 are shown to affect the site then these should be left as open space. If this is not possible, sites fully in lower risk Flood Zones (i.e. Flood Zone 1) should be considered in preference to this site. Only if the Sequential Test is carried out and the need to carry out the Exception Test is identified (in accordance with Table D3 of PPS25) should the site be developed in accordance with Table D3 of PPS25.
386	Land at East Priorslee off	Castle Farm Way	Priorslee	Site lies substantially in Flood Zone 1. Southern tip of site is marginally affected by Flood Zones 2 and 3a. Drain exists to the west of the site.	Wesley Brook flows just outside the southern tip of the site, though Flood Zones 2 and 3a marginally encroach the site. 3a derived from modelling while Flood Zone 2 derived from JFLOW.	Flood Zone 2 produced using JFLOW - FRA should verify extents and levels. The area of Flood Zones 2 and 3 which are shown to affect the site should be left as open space. A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m)
387	Central Park	Holyhead Road	Snedshill	Site lies fully in Flood Zone 1	Some drains exist within the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
389	Old Park Mound	Colliers Way	Old Park	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
391	Priorslee E Phase III	York Road	Priorslee	Site lies fully in Flood Zone 1	Drain borders the western boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
394	Land at Orleton Park School - edited	Powder Lane/West Road	Wellington	Site lies fully in Flood Zone 1	Drain exists along the southern boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
395	Land west of Tee Lake	Donnerville Close	Wellington	Part of Hurley Tributary assessment		
396	Car Park off	Trench Road	Trench	Site lies fully in Flood Zone 1	Drain follows the northern boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
397	Land at rear Social Club	Holyhead Road	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
398	Former Church	Main Road	Ketley Bank	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
399	Land south of Police Station	Legges Way/Hills Drive	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
400	Land north of Moor Farm	Lightmoor Road	Lightmoor	Site lies fully in Flood Zone 1	Drain borders the western boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
401	Land at Cordingley Hall/adjacent to Scout Hut	Wellington Road	Donnington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
402	Land at rear of The Church Wickets Public House & 17	Church Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
403	Land adjacent Rose Villa	Fence Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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406	Land to the South of St. Michaels Church	-	Waters Upton	Site lies fully in Flood Zone 1	A drain runs along the southern boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
407	Land to the north of	Granville Road	Donnington Wood	Site lies fully in Flood Zone 1	A number of drains exist within the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
408	Car park off	Tan Bank	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
409	Land at	Heath Hill Roundabout	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
414	Land at Wheat Leasows	North Hadley Park / St Lukes Road	Wheat Leasows	Part of Hurley Brook assessment		
416	Land north east (Site 41)	Meadow View Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
419	Land off	Park Road	Malinslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
421	Land north of	Grove Road	Overdale	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
423	Land west	Bratton Road	Bratton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
424	Land off	Admaston Road/Donnerville Gardens	Wellington	Part of Hurley Tributary assessment		
425	Land south of	West Centre Way	Malinslee	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
426	Cottage Hospital	Haygate Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
428	Land north - edited (enlargened)	Hartshill Avenue	Oakengates	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
429	Land at Lightmoor, west	Burroughs Bank	Lightmoor	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
430	Land fronting south side	Water Lane	Newport	Site lies fully in Flood Zone 1	The River Strine lies to the north of the site, and while Flood Zones 2 and 3 do not encroach the site, Flood Zone 2 lies to the immediate north west of the site	Flood Zones produced using JFLOW - FRA should verify extents and levels. The River Strine's interaction with the disused section of the Newport Brach of the Shropshire Union Canal should also be assessed as part of the FRA.
431	Land at	High Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
432	Land north Bucks Head	Haybridge Road	Wellington	Part of Hurley Brook assessment		
433	Land north	Station Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
434	Land north	Walton Avenue	High Ercall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
435	Land at Lawley Furnaces	Dawley Road/New Works Lane	Lawley	Site lies fully in Flood Zone 1	A number of drains flow through the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
436	Land north east	Pool Hill Road	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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437	Land at 9	Cow Wood	Red Lake	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
439	Land off	Audley Avenue	Newport	Site lies fully in Flood Zone 1	There is a drain running from south to north through the centre of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
440	Land adjoining Stafford St car-park - edited	Stafford Street	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
441	Land west of	Hadley Park Road	Hadley	Part of Hurley Brook assessment		
443	Land off	Eider Drive	Leegomery	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
444	Land off	Furnace Lane	Donnington	Site lies fully in Flood Zone 1	Flooding has been recorded within the site and has been attributed to Furnace Lane Brook (Upper) which appears to be culverted in the area.	Site which are located in Flood Zone 1 without recorded flood incidents should be developed in preference to this site. If development does go ahead, an FRA will be required to assess the local flood risk issues, especially possible culvert capacity issues.
445	Lawley Village Phase II (Site 51840)	Arleston Lane	Lawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
446	Land off	Muxton Lane	Muxton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
447	Land south	Saltwells Drive	Muxton	Site lies fully in Flood Zone 1	Drain runs through centre of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed Drain exits site through a long culvert, which may pose residual risk if culvert became blocked or collapsed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1 FRA should assess the residual risk posed from a blockage/collapse of the culvert and put forward mitigating measures for the development. The structural integrity of the culvert should also be assessed and any remedial work carried out prior to the development taking place
450	Land at Barnfield House	North east of M54 Junction 7	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
452	Land at	Bridgnorth Road	Madeley	Site lies fully in Flood Zone 1	Drain runs along eastern boundary. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
453	Parsons Barn, Aqualate Manor	Stafford Road (A518)	Newport	Site lies fully in Flood Zone 1	A drain runs from south to north along the western boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
454	Land at Arleston	Arleston Lane/Dawley Road	Arleston	Site lies fully in Flood Zone 1	Drain exists within the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
456	Land at Wrekin View Farm	Chetwynd End/Green Lane	Newport	Site lies almost entirely in Flood Zone 1, with the south east tip of the site falling in Flood Zones 2 and 3	The River Strine lies to the south of the site, though Flood Zones 2 and 3 only encroach the site slightly	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels, as well as the interaction with the disused canal (Shropshire Union Canal - Newport Branch).
457	Plantation - 5	Back Lane/Plantation Fields	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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459	Land adjoining	Limekiln Lane	Wellington	Site lies fully in Flood Zone 1	Drain flows south to north through the centre of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
460	Land at TCAT	Bennetts Bank	Wellington	Part of Hurley Brook assessment		
461	Site at	Lees Farm Road	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
462	Land off	Colliers Way	The Rock	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
463	Land off	Church Road	Snedshill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
464	Land off (Phase 2)	Priorslee Road	Snedshill	Site lies fully in Flood Zone 1	Drain flows through site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
471	Land at Capewell Works	Sommerfeld Road	Trench Lock	Part of Crow Brook assessment		
472	Concrete works/former Audco site	Avenue Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
473	Land off	Reynards Meadow	Sutton Hill	Site lies fully in Flood Zone 1	Disused canal exists to the north and west of the site	FRA should assess the local drainage interaction with the disused canal, and the level of flood risk posed
474	Homelands Mobile Home Park & Ketley Industrial Estate	Mossey Green/Shrubbery Road	Ketley Bank	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
476	Land known as Wyre Croft	Shepherds Lane/Shrubbery Road	Red Lake	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
478	Kings Head Mobile Homes Park	Green Lane	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
481	Land at Vauxhall	Longford Road	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
482	Land east	Station Road	Lilleshall+Donngtn	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
484	Depot Land	Red Lees	Ketley	Site lies fully in Flood Zone 1	Flooding has been recorded just outside the development site along Hutchinson Way, and has been attributed to fluvial sources. No watercourses can be identified in the area on the OS Tiles.	FRA should assess local flood risk issues
485	Land south of Beechfields Way	Beechfields Way	Newport	Site lies fully in Flood Zone 1	Strine Brook lies to the south east of the site, though Flood Zones 2 and 3 do not encroach the site A small drain flows from south to north along the eastern boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	Flood Zones produced using JFLOW - FRA should verify extents and levels, as well as the interaction with the disused canal (Shropshire Union Canal - Newport Branch). For the drain, a development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m)
486	Land east of railway, adjacent to Cheshire Cheese Pub	St Lukes Road	Doseley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
487	Land at Adamaston Farm east Bratton Road	Bratton Road	Shawbirch	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

**Level 2 SFRA Site Assessment  
Potential Housing Sites**

<b>Site ID</b>	<b>SHLAA Site</b>	<b>SHLAA Name</b>	<b>SHLAA LOCAL</b>	<b>Site Description</b>	<b>Local Site Issues?</b>	<b>Recommendations</b>
488	Land off	Colliers Way	Old Park	Site lies fully in Flood Zone 1	Numerous drains exist within the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
490	Land South of Woodlands Farm	-	Lightmoor	Site lies fully in Flood Zone 1	Drain follows western boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
491	Land at Johnstons Pipes/East of Lightmoor	Frame Lane	Lightmoor	Site lies fully in Flood Zone 1	Drain exists at southern tip of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
492	Land at Lightmoor, south	Lightmoor Road	Lightmoor	Site lies fully in Flood Zone 1	Tributary of Loamwhole Brook lies to the east of the site, though Flood Zones 2 and 3 do not encroach the site.	Flood Zones 2 and 3 produced using JFLOW - FRA should verify extents and levels.
493	Land off	Hadley Park Road	Hadley	Part of Hurley Brook assessment		
494	Land at Barnfield House north east	M54 Junction 7	Cluddley	Site lies fully in Flood Zone 1	Drain runs through western side of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
499	Land off	The Crest	Old Park	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
500	Maxwell Expansion Land between	Whitchurch Drive/Queensway	Shawbirch	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
501	Paddock Mount/Town Park	Hinkshay Road	Dawley	Site lies fully in Flood Zone 1	Drain exists at north eastern corner of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
502	Land at - edited (adjacent 371)	Shepherds Lane/ Mossey Green	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
504	Land at Donnington Farm - edited (edge of 144)	New Trench Road	Donnington	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
505	Land at Moor Farm (residual of sites 564 and 567)	Bratton Road	Admaston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
506	Land at Apley Home Farm	Apley Castle	Leegomery	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
507	Land at Barnfield Farm	Holyhead Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
508	Land at 'The Humbers' north	New Trench Road	Donnington	Part of Wall Brook (also cited as Donnington Watercourse) assessment		
509	Land off	Mill Lane	Tibberton	Site lies mainly in Flood Zone 1 but is affected by Flood Zones 2 and 3 to the north of the site	The River Meese lies to the north of the site. Flood Zones 2 and 3 encroach the site.	Flood Zones produced using JFLOW - FRA should verify extents and levels. If Flood Zones 2 and 3 are shown to affect the site then these should be left as open space. If this is not possible, sites fully in lower risk Flood Zones (i.e. Flood Zone 1) should be considered in preference to this site. Only if the Sequential Test is carried out and the need to carry out the Exception Test is identified (in accordance with Table D3 of PPS25) should the site be developed in accordance with Table D3 of PPS25.

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Potential Housing Sites**

<b>Site ID</b>	<b>SHLAA Site</b>	<b>SHLAA Name</b>	<b>SHLAA LOCAL</b>	<b>Site Description</b>	<b>Local Site Issues?</b>	<b>Recommendations</b>
510	Land at transport depot - edited (edge of 491)	Holywell Lane	Doseley	Site lies fully in Flood Zone 1	Drain lies to the east of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
511	Land north west	Station Road	Admaston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
512	Land at	195 Holyhead Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
513	Land off	Shepherds Lane	Red Lake	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
514	Madeley Academy	Parkway	Madeley	Site lies fully in Flood Zone 1	Drain borders the north west boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
516	Land to rear Wrekin View	-	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
517	Land at Bratton Hall Farm off	BrattonRoad	Bratton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
518	Land off A442 - edited	A442 Queensway	Wappenshall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
519	Land at Eyton upon the Weald Moors	-	Eyton on Weald Moors	Part of Hurley Brook assessment		
520	Gateway site to the south of Newport, rear of	Wallshead Way	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
522	Land at Mossey Green	Waterloo Road	Hadley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
523	Sunny Croft	Shrewsbury Road	High Ercall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
524	Land adjacent The Garage House	Wellington Road	Donnington	Site lies fully in Flood Zone 1	Drain lies along southern boundary of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
525	Land at 88-102 Potters Bank	Holyhead Road	Red Lake	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
526	Land at Southwater South	St. Quentin Gate	Telford Town Centre	Site lies fully in Flood Zone 1	Drain lies at the south eastern tip of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
527	Land at The Ley	Balls Hill	Heath Hill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
528	Land at The White Horse PH	Balls Hill	Heath Hill	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
530	The Swan Hotel - edited	Watling Street	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
531	Cherry Tree Hill - edited	St. Marys Street	Newport	Site lies substantially in Flood Zone 1, but is affected on the southern side by Flood Zones 2 and 3	A tributary of Loamhole brook flows to the south of the site. Flood Zones 2 and 3 encroach site.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
532	Plough Farm Nursery, Newport - edited	Forton Road/Plough Lane	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
536	Land off adj. 176	Haygate Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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539	Land at Riverside Coaches/Shropshire Pine Co. - edited	Heath Hill	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
541	Land at Lawley Furnaces	Dawley Road	Lawley	Site lies fully in Flood Zone 1	Ketley Brook runs from south to north through the centre of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
542	Land at Redhill Claypit/Wrockwardine Wood	Rookery Road	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
543	Land at Redhill Claypit/Wrockwardine Wood	Frome Way	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
544	Land off New Road	New Road	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
548	Land adjacent to Arleston Manor - edited	Arleston Lane	Arleston	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
549	Ketley Business Park	Waterloo Road	Ketley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
552	Land at	Sutherland Farm	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
555	Centre of Newport, Water Lane - edited	St Marys Street	Newport	Site lies fully in Flood Zone 1	The River Strine lies to the north of the site, and while Flood Zones 2 and 3 do not encroach the site, both lie immediately north of the site	Flood Zones produced using JFLOW - FRA should verify extents and levels. The River Strine's interaction with the disused section of the Newport Branch of the Shropshire Union Canal should also be assessed as part of the FRA.
556	Land off - edited	Newcomen Way	Woodside	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
558	Land between	Park Street / South Drive	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
559	Land between Roberts Road/Madeley Road/Harris's Way, Madeley - edited	Whitchurch Drive	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
560	Land at Woodside Primary School and Nursery	Mound Way/Ironbridge Road, Madeley	Madeley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
562	Former EverReady site	Hinkshay Road	Dawley	Site lies fully in Flood Zone 1	Drain flows through centre of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
563	Land south Moor House Farm	Cheshire Coppice Lane	Bratton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
564	Land east Moor Farm	Bratton Road	Telford	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
565	MOD Donnington	Humber Lane	Donnington	Site lies substantially in Flood Zone 1, but is affected along the eastern side by Flood Zones 2 and 3	Humber Brook flows from south to north along the eastern side of the site. Flood Zones 2 and 3 encroach parts of the eastern side of the site, particularly the northern tip. Flood Zones are misaligned from the channel in some places.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
567	Land at Moor House Farm, to rear	Brattton Road	Bratton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
569	Land at Lawley Furnaces (Lawley Village North - Phase IV)	Dawley Road	Lawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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570	Land at Lawley Furnaces New Works Farm	New Works Lane	Lawley	Site lies fully in Flood Zone 1	A small section of a drain exists to the north of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
571	Land at Johnstons Pipes/East of Lightmoor, east	Burroughs Bank	Lightmoor	Site lies substantially in Flood Zone 1 but is affected on parts of its eastern side by Flood Zones 2 and 3	Site lies to the west of a tributary of Loamhole Brook. Flood Zones 2 and 3 encroach parts of the eastern side of the site. Fluvial flooding has also been recorded within the Zone 1 area of the site. Flood Zones appear mis-aligned and do not take the presence of the culvert into account.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
574	Hollies Farm	The Hollies Cherrington Road	Tibberton	Site lies substantially in Flood Zone 1 but is affected on the northern side by Flood Zones 2 and 3.	The River Meese flows from west to east along the northern boundary of the site. Flood Zones 2 and 3 encroach the site here.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
576	Land at Johnstons Pipes/East of Lightmoor (adj. transport depot)	Holywell Lane	Lightmoor	Site lies fully in Flood Zone 1	A tributary of the Loamhole Brook lies immediately west of the site and Flood Zones 2 and 3 lie immediately south west of the site.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
577	Land at Johnstons Pipes/East of Lightmoor	Woodlands Lane	Lightmoor	Site lies substantially in Flood Zone 1, but is affected on its eastern boundary by Flood Zones 2 and 3.	A tributary of the Loamhole Brook lies immediately east of the site and Flood Zones 2 and 3 affect the eastern boundary.	Flood Zones 2 and 3 should remain as open space Flood Zones produced using JFLOW - FRA should verify extents and levels
578	Land off (adjacent site 576)	Holywell Lane	Lightmoor	Site lies mainly in Flood Zone 1, but is affected on its western boundary by Flood Zones 2 and 3. Flood Zones 2 and 3 are of poor resolution in this location.	A tributary of the Loamhole Brook lies immediately west of the site and Flood Zones 2 and 3 affect part of the south western end of the site. The watercourse follows the north eastern boundary of the site, but the Flood Zone information is mis-aligned in this area and the flood risk is not accurately depicted.	Flood Zones produced using JFLOW - An FRA should be carried out to verify the extent and levels of Flood Zone 2. This might show that the site is more affected by Flood Zones 2 and 3 than currently depicted. Flood Zones 2 and 3 should be left as open space. If this is not possible, sites fully in lower risk Flood Zones (i.e. Flood Zone 1) should be considered in preference to this site. Only if the Sequential Test is carried out and the need to carry out the Exception Test is identified (in accordance with Table D3 of PPS25) should the site be developed in accordance with Table D3 of PPS25.
580	Land at (Plantation - 1)	Back Lane/Plantation Fields	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
581	Land at (Plantation - 2)	Back Lane/Plantation Fields	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
582	Land at (Plantation - 3)	Back Lane/Plantation Fields	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
583	Land at (corner plot)	Back Lane/Plantation Fields	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
587	Land off Lightmoor Road	Lightmoor Road/Burroughs Bank	Lightmoor	Site lies substantially in Flood Zones 2 and 3	A tributary of the Loamhole Brook is culverted through the entire site. The effect of the culvert has not been modelled and Flood Zones 2 and 3 are shown to affect the entire site.	Building over existing culverts should be discouraged. As part of the development of the surrounding area, developers should seek to restore the natural watercourse. Therefore sites in lower risk Flood Zones should be developed in preference to this site. Only if the Sequential Test is carried out and the need to carry out the Exception Test is identified (in accordance with Table D3 of PPS25) should the site be developed in accordance with Table D3 of PPS25.
588	Former Johnstone Pipes expansion land, nr.	Wellington Road	Lightmoor	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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589	Land east	Maynards Croft	Newport	Site lies fully in Flood Zone 1	A disused canal (Shropshire Union Canal - Newport Branch) lies just outside the northern boundary of the site. Beyond this lies Strine Brook. Flood zones 2 and 3 do not affect the site.	Flood Zones produced using JFLOW - FRA should verify extents and levels, as well as the interaction with the disused canal (Shropshire Union Canal - Newport Branch).
590	Car park at Webb House	King Street	Dawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
591	Land north (opp. Community Centre) Lawley Village North - Phase III	Glendale	Lawley	Site lies fully in Flood Zone 1	Ketley Brook runs from south to north outside the western boundary of the site. No Flood Zone information exists in this area, but in reality some degree of risk will be posed.	An FRA should assess the risk posed to the site from Ketley Brook - extents and levels of Flood Zones 2 and 3 should be defined. If Flood Zones 2 and 3 are shown to affect the site, these should remain as open space.
592	Land East of St John's Church	Highfield	Lawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
593	Land at	Dawley Road/New Works Lane	Arleston	Site lies fully in Flood Zone 1	Ketley Brook runs from south to north outside the eastern boundary of the site. No Flood Zone information exists in this area, but in reality some degree of risk will be posed.	An FRA should assess the risk posed to the site from Ketley Brook - extents and levels of Flood Zones 2 and 3 should be defined. If Flood Zones 2 and 3 are shown to affect the site, these should remain as open space.
595	Farm land north of Admaston Village	Coppice Lane	Bratton	Site lies fully in Flood Zone 1	A small section of a drain exists to the north of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
596	Land at The Vicarage	Church Walk	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
597	Land at	Audley Avenue	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
601	Land at Muxton Lane, Muxton	Muxton Lane	Muxton	Site lies fully in Flood Zone 1	A drain flows through the centre of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
602	Land south east (adj. railway)	Lightmoor Road	Lightmoor	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
603	Land adjacent to The Beeches Hospital	Lincoln Hill	The Gorge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
604	Land west (Priorslee F)	York Road	Priorslee	Site lies fully in Flood Zone 1	A drain lies just outside the western boundary of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
605	The Hem Phase I	Hem Lane	Nedge Hill	Part of Wesley Brook Tributary assessment		
606	South Nedge - residual site	Hem Lane	Nedge Hill	Part of Wesley Brook Tributary assessment		
607	The Hem Phase IV	Hem Lane	Nedge Hill	Part of Wesley Brook Tributary assessment		
608	The Hem Phase III	Hem Lane	Nedge Hill	Part of Wesley Brook Tributary assessment		
609	Land north west	off Wappenshall Lane	Hadley	Part of Hurley Brook assessment		
610	Land off	Wappenshall Lane	Wappenshall	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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611	Racecourse Site	Wappenshall Lane	Wappenshall	Part of Hurley Brook assessment		
612	The Hem Phase II	Hem Lane	Nedge Hill	Part of Wesley Brook Tributary assessment		
612	Land adj. Brook Cottage Plot A - Arleston	Arleston Lane	Arleston	Site lies fully in Flood Zone 1	Ketley Brook lies along the eastern boundary of the site. No Flood Zone information exists in this area, though in reality some degree of risk is posed. The watercourse flows beneath the Ketley Dingle Interchange at the north eastern part of the site.	An FRA should assess the risk posed to the site from Ketley Brook - extents and levels of Flood Zones 2 and 3 should be defined. If Flood Zones 2 and 3 are shown to affect the site, these should remain as open space. The nature of the passage of the watercourse beneath the interchange should be assessed. The potential for any blockage should be assessed as well as the resultant residual risk areas on the site.
613	Lawley Village West - Phase II to rear	Glendale Gardens	Lawley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
614	Land off	Peregrine Way	Apley	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
615	Land off	Wrockwardine Wood Way/Kenwray Drive	Donnington Wood	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
617	Land north	Plough Lane	Newport	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
621	Land adjacent to 44 Cherrington Road	Cherrington Road	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
622	Land to rear 44	Back Lane	Tibberton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
628	Land adjoining	Haygate Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
629	Land north (adj. Cemetery Lodge)	Beech Road	Ironbridge	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
630	Land off Merrington Road	Merrington Road	Lilleshall and Donngtn	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
631	Land north/west	Beech Road	Ironbridge	Site lies fully in Flood Zone 1	A drain lies to the north of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
632	Land north/east	Beech Road	Ironbridge	Site lies fully in Flood Zone 1	A drain lies to the east of the site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
633	Land south Village Hall	-	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
634	Land south St Michaels Church/White House Farm	-	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
635	Land east White House Farm	-	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
636	Land east of Hanford Terrace	Catbitch Lane	Waters Upton	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
637	Land to rear of 9	Bratton Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
638	Telford Town Centre	Woodhouse/Lawn/Grange/Coach Central	Telford	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1

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639	Land off (owned by T&WC)	Limekiln Lane/M54	Arleston Brook	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
648	Newdale primary School	Marlborough Way	Overdale	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
656	St Patricks Primary School	North Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1
658	Land north of Redhill	Watling Street/Redhill Way	St George's	Site lies fully in Flood Zone 1	Drain lies to north of site. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed	A development easement for development from the top of the banks of the drain should be negotiated with the EA (typically 8m) Follow guidance for development in Flood Zone 1
660	Land at Highfield House	Wrekin Road	Wellington	Site lies fully in Flood Zone 1	None	Follow guidance for development in Flood Zone 1