



**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN3 - Chesterfield House

**Site Information:**

This site is in flood risk Zone 3a

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Mixed

Level of site: Slope is 0-5% (0-1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer



#### Filter trenches:

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN4 - Streamside

**Site Information:**

This site is in flood risk Zone 3a

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Mixed

Level of site: Slope is 0-5% (0-1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer



#### Filter trenches:

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN8 - Somer Centre

**Site Information:**

This site is in flood risk Zone 1

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Commercial

Level of site: Slope is 0-5 % (0-1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Filter trenches:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Swales/Grassed strips:**

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Ponds/Wetlands:**

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN9 - Welton

**Site Information:**

This site is in flood risk Zone 3a

Type of site: Both

Size of site Area of site is between 0 to 2 Ha

Use of site: Industrial

Level of site: Slope is 0-5% (0-1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer



#### Filter trenches:

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN12 - High Street

**Site Information:**

This site is in flood risk Zone 3a

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Mixed

Level of site: Slope is 0-5% (0-1:20 gradient)

Groundwater: No information

GPZ: Site in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

Non-infiltration SUDS techniques should be considered due to the close proximity of the SPZ

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

Lined SUDS systems should be considered to separate polluted runoff from the SPZ

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer



#### Filter trenches:

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Lined SUDS systems should be considered to separate polluted runoff from the SPZ  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Lined SUDS systems should be considered to separate polluted runoff from the SPZ  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
Lined SUDS systems should be considered to separate polluted runoff from the SPZ  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN13 - Town Park

**Site Information:**

This site is in flood risk Zone 3a

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Mixed

Level of site: Slope is 0-5% (0-1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: Public sewer adjacent to site

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

Infiltration techniques should take into account potential risk from contaminated runoff from the site

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

**Porous pavements:**

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer



#### Filter trenches:

Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse  
Fistly consider infiltration or connection to the watercourse before contacting the sewerage undertaker to agree discharge to the public sewer

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options  
Potential pollution risk from the site - consult CIRIA 697 guidance for treatment train approach  
For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)  
If the type of development is classified as 'Highly Vulnerable' then the Development should not be permitted. If the type of development is classified as 'Essential Infrastructure' or 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))  
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**Planning Application Number:** B&NES - FRMS

**Applicant Name:** Site MN14 - Town Park Housing

**Site Information:**

This site is in flood risk Zone 2

Type of site: Brownfield

Size of site Area of site is between 0 to 2 Ha

Use of site: Residential

Level of site: Slope greater than 5% (>1:20 gradient)

Groundwater: No information

GPZ: Site not in SPZ

Permeability: No information is available

Watercourse: Watercourse adjacent to site

Public sewer: No public sewer

Landfill: No landfill within or adjacent to the site

**The following SUDS techniques are applicable for your site:**

**Infiltration SUDS:**

This site has a potential risk from residual contamination from the previous developments. SUDS Infiltration techniques should be considered with caution and an assessment of contamination may be necessary. Refer to the CIRIA guidance document C697 for more information.

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Check soil capacity to accept the predicted site runoff. Consider alternative non-infiltration techniques

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Consider infiltration or discharge to the watercourse

**Porous pavements:**

Careful design with check dams may be required

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Consider infiltration or discharge to the watercourse



#### Filter trenches:

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Consider infiltration or discharge to the watercourse

#### Swales/Grassed strips:

Potential limited space on site - consider underground SUDS storage options

Careful design with check dams may be required

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Consider infiltration or discharge to the watercourse

#### Ponds/Wetlands:

Potential limited space on site - consider underground SUDS storage options

Careful design with check dams may be required

For approximate groundwater levels contact met office at: [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

If the type of development is classified as 'Highly Vulnerable' then the Exception test needs to be carried out. For all other classifications of development there is no need to consider flood risk any further (further details in PPS25 planning document at [www.communities.gov.uk](http://www.communities.gov.uk))

Firstly consider infiltration to the ground before contacting the EA to agree discharge to the watercourse

Consider infiltration or discharge to the watercourse

**Disclaimer:** These results are intended to give preliminary indications of which solutions might be applicable when considering embarking upon a SUDS scheme and should not be used as a substitute for a detailed feasibility study. Before proceeding with any SUDS scheme Atkins accepts no liability for any matters arising from the use of results generated by the SUDS checklist tool.