

Site Reference Number	Site Area (ha)	Site Description	Proposed Use	Watercourse(s)	Fluvial Flood										
					TAN 15 Flood Zones Affecting Site				Modelled Return Periods Affecting Site (N/A indicates data not available)					Combined 1000yr & 20yr, 100yr and 100yr+CC area (ha) of site	Combined 1000yr & 20yr, 100yr and 100yr+CC area % of site
					A	B	C1	C2	Outside 1000yr	1000yr	100yr	20yr (or 25yr)	100yr+cc		
81 (pluvial modelling) Tregynon	2.01	Land west of Tan Y Llan, Tregynon.	Residential	There is an unnamed brook that flows from the north towards the site (entering a culvert underneath the road). There is also a small watercourse that flows along the southern boundary of the site. The Bechan Brook flows south of the site (approximately 200m).	√	X	X	X	√	X	X	X	X	N/A	N/A
97 (fluvial modelling) Presteigne	2.39	Land at Broadaxe Business Park, Presteigne.	General Employment	Clatter brook lies to the north of the site, forming the northern boundary. There is also a small unnamed brook that flows northwards along the western boundary of the site.	√	X	X	√	√	√	√	√	√	1.50	63
414 (fluvial modelling) Presteigne	3.10	Land to East of Kings Court, Presteigne.	Residential (Possibly)/Retail (Possibly)	Clatter brook lies to the west and north of site approximately 500m away.	√	X	X	√	√	√	√	X	√	1.91	62
782 (pluvial modelling) Presteigne	8.61 + 1.27 = 9.88	Land adjoining Broadaxe and Presteigne By Pass.	Residential/Employment	Clatter brook lies to the north-west approximately 350m away from the eastern site, and approximately 100m from the larger western site	√	X	X	√	√	√	√	√	√	0.66	6
871 (fluvial modelling) Presteigne	1.17	Presteigne Mill, Leominster Road, Presteigne.	Residential/Retail	Clatter brook lies to the north approximately 280m away.	√	X	X	√	√	√	X	X	X	0.02	2
112 (No additional modelling) Four Crosses	1.05	Land at The Crest, Four Crosses	Residential	The site is situated about 470m south of the Afon River Vyrnwy Elyrnwy, in addition to a number of small localised drains in close proximity to the site.	√	√	X	√	√	√	√	√	N/A	0.22	21
113 (fluvial modelling) Churchstoke	1.42	Site located at Meadow Brook, north of Castle Road. The Castle Brook runs through the approximate centre of the site, in a north to south direction	Residential	Castle Brook	√	X	X	X	√	√	√	√	√	0.47	33
751 (fluvial modelling) Churchstoke	3.79	Site lies south of Castle Road & Court Avenue. Unnamed brook runs in an approximate north to south direction, firstly along the northern boundary, then southwards through the western half of the site.	Residential	unnamed	√	X	X	X	√	√	√	√	√	0.53	14
116 (No additional modelling) Caersws	1.15	Land adjacent to Soar Chapel, Carno, Caersws	Residential	Afon Cerniog & unnamed field drains / brooks	√	X	X	X	√	X	X	X	N/A	0.00	0.00

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234 (fluvial modelling) Abermule	0.27	Site is located between the railway line and the properties of The Meadows, and Brooklea. The Afon Miwl lies approximately 50m to the south of the site, and approximately 400m to east of the River Severn. There is also an unnamed drainage ditch to the north of the site.	Car Park	Afon Miwl & River Severn	√	X	X	√	√	√	√	√	√	0.16	60
248 (pluvial modelling) Kingswood	1.39	Land at Hazeldene, Forden, Welshpool	Residential	There is a brook that flows through the western edge of the site, and then around along the northern boundary of the site	√	X	X	X	√	√	√	√	√	N/A	N/A
1130 (pluvial modelling) Kingswood	0.93	Land adjacent to Red House, Forden, Welshpool	Residential	There is a brook that flows through the centre of the site	√	X	X	X	√	√	√	√	√	N/A	N/A
274 (fluvial modelling) Howey	1.00	Land to east of Holly Farm. Howey Brook runs along the southern boundary of the site, in addition to an unnamed tributary flowing from the north, which passes the site on the western side.	Residential	Howey Brook	√	X	X	√	√	√	√	√	√	0.14	14
280 (fluvial modelling) Llanyre	0.55	The site is located at Slate House, at the end of Cagebrook Lane. The unnamed brook flows from the west towards the site. At the eastern boundary of the site, the channel divides into two, with one arm flowing along the southern boundary of the site.	Residential	Cagebrook	√	X	X	X	√	√	√	√	√	0.24	44
305 (No additional modelling) Llandinam	0.38	Land at Tyncoed, Llandinam	Residential	The River Severn lies to the west of the site, with an unnamed brook to the north.	√	X	X	√	√	√	√	X	√	0.04	11.00
363 (No additional modelling) Llandyssil	1.11	Land north of Pentre Farm, Llandyssil, Mont	Residential	A tributary of the River Severn flows alongside the eastern boundary of the site.	√	X	X	√	√	√	√	√	N/A	0.16	16.00
443 (fluvial modelling) Rhayader	1.60	Agricultural land east of Brynberth Industrial Estate, with the site being located on the right bank of the Rhyd-hir-Brook - a tributary of the River Wye.	Employment/Industrial	Rhyd-hir-Brook & River Wye	√	X	X	√	√	√	√	√	√	0.11	7
483 (No additional modelling required) Newtown	12.71	Land at St Giles Golf Club, Newtown	Residential/Employment/Retail/Mixed Use	River Severn flows along the northern boundary of the site	√	√	X	√	√	√	√	√	√	2.63	21.00
592 (fluvial modelling) Newtown	5.65	Site situated to the west of the college - bordered by the railway line to the north, the A489 Lanidloes Road to the south and the Mochdre Brook to the west.	Employment/Mixed Use	Mochdre Brook & River Severn	√	X	X	√	√	√	√	√	√	3.07	54

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511 (No additional modelling required) Welshpool	0.90	Sheep pens site, Mill Lane, Welshpool	Retail/Resaurant/Motel/Car Park	Lledan Brook to the west	√	X	X	√	√	√	√	√	√	N/A	0.33	37.00
512 (No additional modelling required) Welshpool	1.49	Car Park and Land near TIC Welshpool	Retail/Car Park/Bus Station	Lledan Brook	√	X	X	√	√	√	√	√	√	N/A	0.06	4.00
865 (No additional modelling required) Ystradgynlais	0.52	Land to south-west of Welfare Hall, Ystradgynlais	Bus Station/Car Park/Rear Servicing/Public Realm	Site is situated approximately 120m to the south-east of the River Tawe, and approximately 300m to the north-west of Nant Gylais	√	√	X	X	√	√	X	N/A	N/A	0.46	88.00	
961 (fluvial modelling) Llanrhaeadr	0.73	Land at Maesmorgan, to the west of the B4580 road, with the western edge of the site being bounded by the Afon Rhadaer.	Employment	Afon Rhadaer	√	√	X	√	√	√	√	√	√	√	0.57	78
972 (No additional modelling required) Knighton	3.10	Land at New House, Farrington Lane, Knighton	Residential	Site is located to the east of Pont-faen Brook, and to the west of a number of unnamed streams. The Pont-faen Brook is a tributary of the River Teme to the north.	√	√	X	√	√	√	√	√	√	N/A	0.03	1.00
1065 (No additional modelling required) Meifod	1.93	Pentre works and adjacent land, Meifod	Residential	There are a number of drains and unnamed tributaries of the River Vyrnwy that flow around the site.	√	X	√	X	√	√	√	√	√	N/A	0.98	51.00
1090 (No additional modelling required) Meifod	2.00	Land at Dyffryn, Meifod	Residential	There are a number of drains and unnamed tributaries of the River Vyrnwy that flow in this vicinity, with a channel running along the northern boundary.	√	X	√	X	√	√	X	X	√	1.84	92.00	

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1211 (No additional modelling required) Meifod	0.62	Land in Meifod	Residential	There are a number of drains and unnamed tributaries of the River Vyrnwy that flow in this vicinity.	√	X	√	X	X	√	X	X	√	0.62	100.00
1073 (fluvial modelling) Four Crosses	2.67	Land to the east of Sarn-wen Brook at Rhos Common, Four Crosses (to the east of Foxen Manor Road)	Residential	Sarn-wen Brook	√	X	X	X	√	√	√	√	√	0.30	11
1081 (pluvial modelling) Castle Caereinion	1.18	Land at Maes y Rhos, Castle Caereinion	Residential	Sylfaen Brook	√	X	X	X	√	√	√	√	√	0.62	53
1220 (fluvial modelling) Kerry	0.88	Site located on the western edge of Kerry/Ceri (Llanfihangel-yng-Ngheri), bounded by the A489 to the south and Afon Miwl to the north	Recreational Facilities (tennis courts etc.)	Afon Miwl / The Mule	√	√	X	√	√	√	√	√	√	0.58	66

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			Flood Risk & Hazard Assessment	Historic Fluvial Flooding (based on historic Flood outlines or GIS historic record database)	Site Affected by surface water (from Pluvial Modelling)	Site Affected by surface water risk maps? Flood Map for Surface Water 1:30 Rainfall	Site Affected by surface water risk maps? Flood Map for Surface Water 1:200 Rainfall		Site Affected by surface water risk maps? Areas Susceptible to Surface Water Flooding
81 (pluvial modelling) Tregynon	2.01	Land west of Tan Y Llan, Tregynon.	No direct modelled Flood risk from the pluvial modelling - however there is a residual risk - see blockage scenario.	Yes	√	X	X	√ ASTSWF_less_April_09	The site is shown to be directly affected by the pluvial modelling for the 1 in 1000 year event only - with a small low lying area of the site affected in the south west. What is potentially more significant is the pluvial Flooding shown to the north of the site, where the brook flows under the road. Here Flooding is shown to build up behind the road, and could pose a risk via overland flows. Historic records show that there are many recorded instances of Flood domestic properties in this location (along the Tan-y-Llan residential road to east of the candidate site). However, analysis of the pluvial modelling suggests that this is due to local topography to the south of the site.
97 (fluvial modelling) Presteigne	2.39	Land at Broadaxe Business Park, Presteigne.	Flooding occurs directly from the Clatter Brook to the north, but more significantly, from the unnamed tributary to the west of the site. For the 1 in 20 year event, approximately 50% of the site is shown to be Flooded, with a flow route following across the site in a north-easterly direction. There is a second equally important flow route that follows a localised topography depression from the site, across Broadaxe Business Park. This results in the site having no direct dry access. The higher modelled return periods increase the flood extent, in the southern and north-eastern areas of the site. Importantly, the 1 in 1000 year return period is shown to significantly isolate the area. Despite the large Flood extent, the hazard rating across the site is low.	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	The pluvial modelling is shown to only affect the low lying areas of the watercourse channels at the north and western edge of the site.
414 (fluvial modelling) Presteigne	3.10	Land to East of Kings Court, Presteigne.	The fluvial modelling indicates that whilst this site is located over 500m from the Clatter Brook, there is still significant risk from the watercourse. The 1 in 20 year event does not reach the site, however it extends close the western and northern boundary. For the 1 in 100 year, this overland Flood route extends to inundate the southern portion of the site, with the 100 year Climate Change affecting the northern part of the site also. The 1 in 1000 year event affects approximately 50% of the site. Flood Hazard at the site has been categorised as Low.	X	X	X	X	√ ASTSWF_less_April_09 and intermediate	The pluvial modelling shows that there are three main areas of affected by surface water Flooding - these are small and isolated areas of low lying topography. Two are within the site (in the centre and the south-east corner) with a third to the east of the site.
782 (pluvial modelling) Presteigne	8.61 + 1.27 = 9.88	Land adjoining Broadaxe and Presteigne By Pass.	The fluvial Flood risk to the site comes from the Clatter Brook to the north-west. An overland flow route from the brook, flows across Broadaxe Business Park towards Broadaxe Lane. The levels of road from the modelling data available suggests that the flood flow for each of the modelled return periods would be contained within the larger site (the fields to the west of the Broadaxe Lane). Flood hazard in this location of the larger site is mainly low, with a small section of moderate. For the second part of this site (to the east of Broadaxe Lane) modelled fluvial Flood extents do not reach the site.	X	√	√	√	√ ASTSWF_less_April_09 and intermediate	The pluvial modelling undertaken at this candidate site location suggests that the low lying topography (which forms a flow route from the Clatter Brook to the north-west) continues across the both sites, with all return periods present in the larger site, and a band of Flooding crossing the entire site during the 1 in 1000 year event.
871 (fluvial modelling) Presteigne	1.17	Presteigne Mill, Leominster Road, Presteigne.	The fluvial flood risk lies to the north and east of the site. There is a flow route of low lying topography from the north (directly from Clatter Brook). The modelled flood extents that are to the west of the site are from overland flow routes from Clatter Brook along the B4356, and also from the north directly from the brook. Only the 1 in 1000 year flood extent enters the site (in the north west corner of the site). Flood Hazard is low.	X	X	X	X	X	The pluvial modelling has shown that there are no areas that directly affect the site (for the modelled return periods used in this study). There is an area to the north-west of the site where pluvial flooding is shown to occur, however this doesn't directly affect the site.
112 (No additional modelling) Four Crosses	1.05	Land at The Crest, Four Crosses	Flood Zone B and C2 affects just over 50% of the site. Flood Zone C2 affects the northern part of the site, but the majority remains outside and suitable for development, with dry access from The Street. For the modelled flood extents are largely consistent with Flood Zone C2.	√	X	X	X	√ ASTSWF_less_April_09	February 2002 historic flood extent shows a small area of flooding in the north of the site.
113 (fluvial modelling) Churchstoke	1.42	Site located at Meadow Brook, north of Castle Road. The Castle Brook runs through the approximate centre of the site, in a north to south direction	Flood hazard through the site is largely low to moderate, with a number of areas of significant close to and along the actual channel. It must be noted that due to the topography, the flood extent follows what appears to be a natural channel route - an area of low lying ground, which lies to the east of the channel. Therefore development should not be permitted in this area. A property to the north of the site has recorded flooding - experienced internal flooding once since the owner took up residence in 1988. External flooding is experienced regularly.	√	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments
751 (fluvial modelling) Churchstoke	3.79	Site lies south of Castle Road & Court Avenue. Unnamed brook runs in an approximate north to south direction, firstly along the northern boundary, then southwards through the western half of the site.	The 1 in 20 year return period - the 'functional floodplain' remains close to the channel boundary, extending slightly wider in the north and south of the site. The 100 year return period is larger in the south, than the north. However, the flood extent increases significantly during the Climate Change and 1 in 1000 year scenarios. Flood hazard is shown to be Significant for virtually all of the out of bank flooding for the full range of return periods modelled in this study, with a section of Extreme hazard in the channel at the southern edge of the site for the 1000 year return period.	X	X	X	√	√ ASTSWF_less_April_09 and intermediate	No additional comments
116 (No additional modelling) Caersws	1.15	Land adjacent to Soar Chapel, Carno, Caersws	There are a number of unnamed field drains / brooks that flow around the site. One of these forms the southern boundary. The site also lies to the south of Afon Cerniog (approximately 50m to the south) - a tributary of the Afon Carno. The site is shown to be just outside of Flood Zone C2 and the 1 in 1000 year flood event.	X	X	X	X	√ ASTSWF_less_April_09 and intermediate	No additional comments

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234 (fluvial modelling) Abermule	0.27	Site is located between the railway line and the properties of The Meadows, and Brooklea. The Afon Miwl lies approximately 50m to the south of the site, and approximately 400m to east of the River Severn. There is also an unnamed drainage ditch to the north of the site.	The site is shown to be significantly affected by the modelled flood extents. The functional floodplain (1 in 20 year) covers approximately 50% of the site, with the larger return periods extending slightly further eastwards. Hazard is significant for the majority of the flooding during all of the return periods modelled, with areas of moderate and low only being present at the extremities.	X	X	X	X	√ ASTSWF_less_April_09 more and intermediate	No additional comments
248 (pluvial modelling) Kingswood	1.39	Land at Hazeldene, Forden, Welshpool	Due to the small catchment size of the brook adjacent to the site, only pluvial modelling was undertaken for this site - however there is significant risk associated with the pluvial modelling results (see Surface Water Flood Risk Assessment comments)	X	√	√	√	√ ASTSWF_less_April_09 more and intermediate	The pluvial modelling shows that a large proportion of the site is affected for all modelled return periods.
1130 (pluvial modelling) Kingswood	0.93	Land adjacent to Red House, Forden, Welshpool	Due to the small catchment size of the brook adjacent to the site, only pluvial modelling was undertaken for this site - however there is significant risk associated with the pluvial modelling results (see Surface Water Flood Risk Assessment comments)	X	√	√	√	√ ASTSWF_less_April_09 and intermediate	The pluvial modelling shows that a large proportion of the site is affected for all modelled return periods.
274 (fluvial modelling) Howey	1.00	Land to east of Holly Farm. Howey Brook runs along the southern boundary of the site, in addition to an unnamed tributary flowing from the north, which passes the site on the western side.	The fluvial flood risk comes from the north and southern areas of the site. In the north, flood water from the tributary of the Howey Brook flows over the road and meets the far north-western corner of the site. Along the southern edge of the site, the flooding extends slightly into the site, with the most extensive areas being in the south-western area. The risk from Hazard increases the closer to the channel, but is largely low to moderate in the site for most return periods (this rises to significant during the 1000 year event, but still only affects the southern edge).	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments
280 (fluvial modelling) Llanyre	0.55	The site is located at Slate House, at the end of Cagebrook Lane. The unnamed brook flows from the west towards the site. At the eastern boundary of the site, the channel divides into two, with one arm flowing along the southern boundary of the site.	The fluvial flood risk comes from the brook that flows from the east of the site. The flood extent is wide, even in the lower return period events such as the 1 in 20 year. Out of bank flows occur on the land to the east of the site, which flows towards and onto the site. For the 1 in 20 year event, the flooding reduces westwards towards the Cagebrook Lane structure. During the larger flood return periods, with extent of flooding remains largely the same upstream, to downstream across the site (approximately the lower half). The majority of the flood extent affecting the site is low Flood Hazard, with a small area of moderate and significant in the centre of the site. However, to the west of the site boundary there is a large Zone of significant hazard which needs to be considered.	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments
305 (No additional modelling) Llandinam	0.38	Land at Tyncoed, Llandinam	Fluvial flood risk to the site is predominately from the River Severn to the West. Flood outlines have been created from a 1D-2D ISIS-TUFLOW model, built by JBA 2007 as part of River Severn study. No significant secondary watercourses nearby, therefore no further modelling was required. The Tan15 Flood Zone C2 shows that the western edge of the site is flooded, but the larger Easter section remains outside of the 1 in 1000 year event.	X	X	X	X	X	No additional comments
363 (No additional modelling) Llandyssil	1.11	Land north of Pentre Farm, Llandyssil, Mont	The flood outlines have been produced from the JBA River Severn JFLOW model. The local area has steep valley sides, and suggests little change in flood outlines should new modelling be undertaken - therefore no additional modelling was undertaken. Only the north-eastern and south-eastern edges of the site is shown to be at risk from the modelled outputs.	X	X	√	√	√ ASTSWF_less_April_09 and intermediate	No additional comments
443 (fluvial modelling) Rhayader	1.60	Agricultural land east of Brynberth Industrial Estate, with the site being located on the right bank of the Rhyd-hir-Brook - a tributary of the River Wye.	The fluvial flood risk occurs from two watercourses - the Rhyd-hir-Brook (a tributary of the River Wye) and from the River Wye itself (located approximately 260m downstream of the site). Due to the local topography, it is only the western edge of the site that is shown to be at risk of fluvial flooding (both modelled return periods and Flood Zone C2). Flood Hazard ranges from low to significant within the site, with areas of high along side the north-western boundary of the site, for the 1 in 20 and 1 in 100 year return periods. For the higher modelled return periods - the 100 year + CC and the 1 in 1000 year, there is a zone of high flood hazard within the site.	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments
483 (No additional modelling required) Newtown	12.71	Land at St Giles Golf Club, Newtown	The modelled flood outlines and Flood Zones show that the northern section of the site is at risk of flooding, from the 1 in 5 year event upwards (based on available data).	√	X	√	√	√ ASTSWF_less_April_09 more and intermediate	Site shown to be affected in the northern boundary area by the October 1998 flood event.
592 (fluvial modelling) Newtown	5.65	Site situated to the west of the college - bordered by the railway line to the north, the A489 Lanidloes Road to the south and the Mochdre Brook to the west.	Fluvial flooding of the site occurs from the Mochdre Brook and the River Severn. Flooding from the Mochdre Brook during the 1 in 20 year event comes directly from the brook. For the larger return period events that were modelled, an overland flow from upstream of Dulais Bridge. For the 100 year and 100 year + Climate Change events just under half of the site is affected by flooding. For the 1000 year fluvial event, over half of the site is flooded. Flood hazard is shown to range from low to high, with a large proportion of the flood extent being classified as significant. Dry access to the site - even areas outside of the modelled flood extents need to be carefully considered. During the 1 in 20 year event, Dulais bridge is overtopped, and access from the west may not be possible. Dry access from the west is achievable, however, there is an overland flow north of Heol Mochdre that reaches the edge of the main road adjacent to the site.	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments

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			Flood Risk & Hazard Assessment	Historic Fluvial Flooding (based on historic Flood outlines or GIS historic record database)					
511 (No additional modelling required) Welshpool	0.90	Sheep pens site, Mill Lane, Welshpool	Flood Zone C2 covers virtually the entire site. Whilst the modelled outputs show that the extent of flooding is less (affecting the eastern half of the site) it must be highlighted that flooding occurs during the 1 in 20 year event.	X	X	X	√	√ ASTSWF_less_April_09 and intermediate	No additional comments
512 (No additional modelling required) Welshpool	1.49	Car Park and Land near TIC Welshpool	Flood Zone C2 is shown to flood the western edge of the site adjacent to the Lledan Brook. The modelled flood extents show that flooding during the 1 in 20 year event marginally affects this boundary also - however, due to the flow magnitudes and site topography, the 1 in 1000 year event only floods a slightly larger area (being confined to the western border, and a small area along the south-eastern border).	Yes	X	X	√	√ ASTSWF_less_April_09	There are a number of historic flood records to the east and south of the site. These indicate that there are a number of roads and properties in the area that have experienced flooding. Flooding of properties has been recorded as being approximately 1 in 10 years.
865 (No additional modelling required) Ystradgynlais	0.52	Land to south-west of Welfare Hall, Ystradgynlais	Site is on the boundary of flood risk from the River Tawe (assessment made on based on DAM and EA Flood Zone data). Shown to be at risk from the River Tawe from the 1 in 1000 year flood event in the Environment Agency Flood Zones, but outside of Flood Zone C2.	X	X	X	√	√ ASTSWF_less_April_09 and intermediate	No additional comments
961 (fluvial modelling) Llanrhaeadr	0.73	Land at Maesmorgan, to the west of the B4580 road, with the western edge of the site being bounded by the Afon Rhadaer.	The fluvial flooding extent across the site increases steadily between the lower return periods modelled, but significantly with the extreme flood extent. For the 1 in 20 year event, only the far western edge of the site that borders the river is flooded. During the 1 in 100 year event, this flood extent increases slightly towards the east. The increase in flood extent is also proportional with the 1 in 100 year climate change event, however, with the 1 in 1000 year flood extent, nearly the entire site is inundated. Flood Hazard for the site is classified as low.	X	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments
972 (No additional modelling required) Knighton	3.10	Land at New House, Farrington Lane, Knighton	Only 1% of the proposed site is within the modelled flood extents from the Pont-faen Brook, which is a tributary of the River Teme	X	X	√	√	√ ASTSWF_less_April_09 and intermediate	No additional comments
1065 (No additional modelling required) Meifod	1.93	Pentre works and adjacent land, Meifod	The flood outlines available for use in this area are JFLOW and those created from 1D-2D ISIS-TUFLOW model, built by Jacobs 2010 as part of Meiford Flood Study. The site is offered protection from the River Vymwy Meifod flood defences, and is therefore shown to be in flood Zone C1. From the modelled outputs (JFLOW), it is shown that the site is flooded from the 1 in 20 year return period from the tributary to the south of the site.	X	X	√	√	√ ASTSWF_less_April_09	No additional comments
1090 (No additional modelling required) Meifod	2.00	Land at Dyffryn, Meifod	The flood outlines available for use in this area are JFLOW and those created from 1D-2D ISIS-TUFLOW model, built by Jacobs 2010 as part of Meiford Flood Study. The site is offered protection from the River Vymwy Meifod flood defences, and is therefore shown to be in flood Zone C1.	√	X	√	√	√ ASTSWF_less_April_09 and intermediate	There is an area of historic flooding that is recorded adjacent to the site (south-west corner) from the February 2002 event.

Site Reference Number	Site Area (ha)	Site Description	Risk Assessment		Site Affected by surface water (from Pluvial Modelling)	Site Affected by surface water risk maps? Flood Map for Surface Water 1:30 Rainfall	Site Affected by surface water risk maps? Flood Map for Surface Water 1:200 Rainfall	Site Affected by surface water risk maps? Areas Susceptible to Surface Water Flooding	Comments
			Flood Risk & Hazard Assessment	Historic Fluvial Flooding (based on historic Flood outlines or GIS historic record database)					
1211 (No additional modelling required) Meifod	0.62	Land in Meifod	The flood outlines available for use in this area are JFLOW and those created from 1D-2D ISIS-TUFLOW model, built by Jacobs 2010 as part of Meiford Flood Study. The site is offered protection from the River Vyrnwy Meifod flood defences, and is therefore shown to be in flood Zone C1.	√	X	X	X	√ ASTSWF_less_April_09 and intermediate	There are two areas of historic flooding that are recorded in the vicinity to the site (east and west) from the February 2002 event.
1073 (fluvial modelling) Four Crosses	2.67	Land to the east of Sarn-wen Brook at Rhos Common, Four Crosses (to the east of Foxen Manor Road)	Fluvial flood risk to the site comes from the Sarn-wen Brook. This remains largely in bank for all of the modelled return periods apart from the 1 in 1000 year event. During this event, the centre section of the site is shown to be at risk. Hazard is low to moderate for the flood extent.	X	X	X	X	√ ASTSWF_less_April_09 and intermediate	No additional comments
1081 (pluvial modelling) Castle Caereinion	1.18	Land at Maes y Rhos, Castle Caereinion	The pluvial modelling that was undertaken at this location demonstrates that the site is affected by surface water flooding and from the Sylfaen Brook. During the 1 in 20 year event, the site is shown to be affected from flooding along the western and northern edge. The flood extent increases marginally up to the 1 in 100 year + CC event due to the topographic nature of the site, however the 1 in 1000 year event increases significantly in the south of the site.	The historic flood records indicate that the highway is susceptible to flooding in addition to the Chapel House property. The record indicates that this has a 'history of flooding'	√	√	√	√ ASTSWF_less_April_09 and intermediate	The pluvial modelling has shown that the main flood risk to the site is from the Sylfaen Brook, with no significant overland flows from surface water alone.
1220 (fluvial modelling) Kerry	0.88	Site located on the western edge of Kerry/Ceri (Llanfihangel-yng-Ngheri), bounded by the A489 to the south and Afon Miwl to the north	The modelled data for this area demonstrates that this site is at a high risk of flooding, with significant consequences. The site is affected by two sources - the Afon Miwl / The Mule, which flows eastwards and forms the northern boundary of the site, and an unnamed tributary of this river, which joins the Afon Miwl upstream of the site. The model results show that for the 1 in 20 year event flooding occurs along the northern edge of the site from the river. More significantly though, flows come out of bank upstream of the site (and the A489), and follow a natural depression in the local topography, flowing along the A489 eastwards - resulting in the site being cut off from dry access. With each of the higher return periods modelled, the flood extent encroaches into the site to a greater degree, leaving a small number of dry isolated islands, however the flood hazard largely remains as low.	There is a large amount of historical flood record data for this vicinity. There are seven properties immediately to the east of this candidate site that have flood history records, indicating that they flood with a frequency greater than 1 in 5 years (with some properties being recorded as 1 in 2 years). Evidence verifies the flow route along the A489.	X	√	√	√ ASTSWF_less_April_09 more and intermediate	No additional comments

Site Reference Number	Site Area (ha)	Site Description	Recorded Flooding from Other Sources					Residual Risk					
			Impounded Water Body	Artificial Drainage	Groundwater	Groundwater details	Comments	Risk of culvert blockage affecting site?	Risk of Canal Breach affecting site?	Risk of Defence Breach/Overtopping affecting site?	Reservoir Located Immediately Upstream of Site?	Comments	
81 (pluvial modelling) Tregynon	2.01	Land west of Tan Y Llan, Tregynon.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	Potentially yes	X	X		There is a covered reservoir to the north of the site	There is pluvial Flooding shown to the north of the site, where the brook flows under the road. Here Flooding is shown to build up behind the road, and could pose a risk via overland flows, particularly if a blockage was to occur. This should be investigated by a future developer as part of a site specific FCA to understand the residual risk posed to the site.
97 (fluvial modelling) Presteigne	2.39	Land at Broadaxe Business Park, Presteigne.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	Potentially from the B4355 structure	X	X	X		There is a potential residual risk from the B4355 structure, however, the modelling has shown that this doesn't significantly increase the risk to the site.
414 (fluvial modelling) Presteigne	3.10	Land to East of Kings Court, Presteigne.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	Yes	X	X	X		The modelling suggests that the overland flow route from the Clatter Brook to the west, is caused by out of bank flows upstream of the Hereford Street structure. If this structure is blocked, as demonstrated by the blockage scenario, then this route causes an increased Flood risk to the site.
782 (pluvial modelling) Presteigne	8.61 + 1.27 = 9.88	Land adjoining Broadaxe and Presteigne By Pass.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	Yes	X	X	X		The modelling suggests that the overland flow route from the Clatter Brook to the north-west, is caused by out of bank flows across Broadaxe Business Park. If the B4355 structure is blocked, then there is a residual risk that the overland flow route would cause increased Flood risk to both of these sites (as shown by the blockage scenario modelling and mapping). The resultant Flood extent increases significantly across Broadaxe Farm, onto the eastern site.
871 (fluvial modelling) Presteigne	1.17	Presteigne Mill, Leominster Road, Presteigne.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	Yes	X	X	X		The modelling suggests that the overland flow route from the Clatter Brook to the west, is caused by out of bank flows upstream of the Hereford Street structure. If this structure is blocked, as demonstrated by the blockage scenario, then this route causes a small increased flood risk to the north of the site.
112 (No additional modelling) Four Crosses	1.05	Land at The Crest, Four Crosses	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	no	X	X	X		No additional comments
113 (fluvial modelling) Churchstoke	1.42	Site located at Meadow Brook, north of Castle Road. The Castle Brook runs through the approximate centre of the site, in a north to south direction	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	no	X	X	X		Blockage assessment on the Castle Road culvert had no impact on fluvial flood risk to the site.
751 (fluvial modelling) Churchstoke	3.79	Site lies south of Castle Road & Court Avenue. Unnamed brook runs in an approximate north to south direction, firstly along the northern boundary, then southwards through the western half of the site.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	yes	X	X	X		Blockage assessment on the Castle Road culvert shows a significant increase in flood risk upstream to the site.
116 (No additional modelling) Caersws	1.15	Land adjacent to Soar Chapel, Carno, Caersws	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	X	X	X	X		No additional comments

Site Reference Number	Site Area (ha)	Site Description	Recorded Flooding from Other Sources					Residual Risk				
			Impounded Water Body	Artificial Drainage	Groundwater	Groundwater details	Comments	Risk of culvert blockage affecting site?	Risk of Canal Breach affecting site?	Risk of Defence Breach/Overtopping affecting site?	Reservoir Located Immediately Upstream of Site?	Comments
234 (fluvial modelling) Abermule	0.27	Site is located between the railway line and the properties of The Meadows, and Brooklea. The Afon Miwl lies approximately 50m to the south of the site, and approximately 400m to east of the River Severn. There is also an unnamed drainage ditch to the north of the site.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: < 25%	No reported incidents.	yes	X	X	X	Marginal impact on the site from a risk of the downstream culvert being blocked.
248 (pluvial modelling) Kingswood	1.39	Land at Hazeldene, Forden, Welshpool	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	No additional comments
1130 (pluvial modelling) Kingswood	0.93	Land adjacent to Red House, Forden, Welshpool	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	No additional comments
274 (fluvial modelling) Howey	1.00	Land to east of Holly Farm. Howey Brook runs along the southern boundary of the site, in addition to an unnamed tributary flowing from the north, which passes the site on the western side.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	yes	X	X	X	A blockage scenario was undertaken at Howey Lane, but this had a negligible impact on the site.
280 (fluvial modelling) Llanyre	0.55	The site is located at Slate House, at the end of Cagebrook Lane. The unnamed brook flows from the west towards the site. At the eastern boundary of the site, the channel divides into two, with one arm flowing along the southern boundary of the site.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	yes	X	X	X	A blockage scenario was undertaken on the Cagebrook Lane culvert, but this had a negligible impact on the site.
305 (No additional modelling) Llandinam	0.38	Land at Tyncoed, Llandinam	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	no	X	X	X	No additional comments
363 (No additional modelling) Llandyssil	1.11	Land north of Pentre Farm, Llandyssil, Mont	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: < 25%	No reported incidents.	no	X	X	X	No additional comments
443 (fluvial modelling) Rhayader	1.60	Agricultural land east of Brynberth Industrial Estate, with the site being located on the right bank of the Rhyd-hir-Brook - a tributary of the River Wye.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	Following an initial assessment it was concluded that no blockage scenarios were required at this site.
483 (No additional modelling required) Newtown	12.71	Land at St Giles Golf Club, Newtown	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	X	X	X	X	No additional comments
592 (fluvial modelling) Newtown	5.65	Site situated to the west of the college - bordered by the railway line to the north, the A489 Lanidloes Road to the south and the Mochdre Brook to the west.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	X	X	X	X	Following an initial assessment it was concluded that no blockage scenarios were required at this site.

Site Reference Number	Site Area (ha)	Site Description	Recorded Flooding from Other Sources					Residual Risk				
			Impounded Water Body	Artificial Drainage	Groundwater	Groundwater details	Comments	Risk of culvert blockage affecting site?	Risk of Canal Breach affecting site?	Risk of Defence Breach/Overtopping affecting site?	Reservoir Located Immediately Upstream of Site?	Comments
511 (No additional modelling required) Welshpool	0.90	Sheep pens site, Mill Lane, Welshpool	Shropshire Union Canal Montgomeryshire Branch forms the north-western boundary of the site.	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	Site appears to be at a higher topographic level than the canal - but this should be assessed as part of a site specific FCA.	X	Maybe	X	X	Site appears to be at a higher topographic level than the canal - but this should be assessed as part of a site specific FCA.
512 (No additional modelling required) Welshpool	1.49	Car Park and Land near TIC Welshpool	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	Site appears to be at a higher topographic level than the canal - but this should be assessed as part of a site specific FCA.	X	Canal lower topographically than site.	X	X	A breach assessment / flooding from the canal is unlikely given the topographic levels. This should be proven as part of any subsequent FCA.
865 (No additional modelling required) Ystradgynlais	0.52	Land to south-west of Welfare Hall, Ystradgynlais	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	No additional comments
961 (fluvial modelling) Llanrhaeadr	0.73	Land at Maesmorgan, to the west of the B4580 road, with the western edge of the site being bounded by the Afon Rhadaer.	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	No additional comments
972 (No additional modelling required) Knighton	3.10	Land at New House, Farrington Lane, Knighton	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	No reported incidents.	X	X	X	X	No additional comments
1065 (No additional modelling required) Meifod	1.93	Pentre works and adjacent land, Meifod	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	X	X	Yes	X	There is a residual risk that the formal flood defences at Meifod will be overtopped or breached.
1090 (No additional modelling required) Meifod	2.00	Land at Dyffryn, Meifod	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	X	X	Yes	X	There is a residual risk that the formal flood defences at Meifod will be overtopped or breached.

Site Reference Number	Site Area (ha)	Site Description	Recorded Flooding from Other Sources					Residual Risk				
			Impounded Water Body	Artificial Drainage	Groundwater	Groundwater details	Comments	Risk of culvert blockage affecting site?	Risk of Canal Breach affecting site?	Risk of Defence Breach/Overtopping affecting site?	Reservoir Located Immediately Upstream of Site?	Comments
1211 (No additional modelling required) Meifod	0.62	Land in Meifod	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 75%	No reported incidents.	X	X	Yes	X	There is a residual risk that the formal flood defences at Meifod will be overtopped or breached.
1073 (fluvial modelling) Four Crosses	2.67	Land to the east of Sarn-wen Brook at Rhos Common, Four Crosses (to the east of Foxen Manor Road)	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: < 25%	No reported incidents.	yes	X	X	X	A blockage applied at Kens culvert (SJ 3274 3181) showed no impact to the site. The water levels upstream the B4393 are increased, however the increase is not enough to overtop the B4393 and flood site 1073 located downstream (approximate 250mm freeboard). However, the blockage at the Housing culvert (SJ 3276 3183) has a significant effect on the flood risk to the site - the flood extent is increased and it is therefore recommended that detailed studies are carried out by any potential developer as part of a site specific FCA before any future developments in this area.
1081 (pluvial modelling) Castle Caereinion	1.18	Land at Maes y Rhos, Castle Caereinion	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 50% <75%	No reported incidents.	Potentially Yes	X	X	X	The flood risk to the site may be increased if the culvert underneath the B4385 becomes blocked - increasing the overland flow in the Chapel House vicinity, across the road and onto the site.
1220 (fluvial modelling) Kerry	0.88	Site located on the western edge of Kerry/Ceri (Llanfihangel-yng-Ngheri), bounded by the A489 to the south and Afon Miwl to the north	X	X	√	Flood type: Superficial Deposits Flooding. Area classification: >= 25% <50%	Historic record shows that surface water flooding affects a number of properties directly east of the site. The source may be a mixture of both fluvial and direct runoff.	yes	X	X	X	The results of the culvert blockage assessment indicate that with a blockage applied at the A489 Giffach Bridge, there is only a marginal increase in the water levels upstream. However, there is an increased volume of water overtopping the road and flooding the site downstream. Therefore, the flood extent and flood hazard classification is increased within the site.

Site Reference Number	Site Area (ha)	Site Description	Flood Risk Suitability Summary	Comments	Total Site Area (ha)	Combined 1 in 100 year & 1 in 1000 year OR Tan 15 B&C Flood extent area (ha)	SW Risk Area (ha)	Total area of site taken up by combined Flood risk areas (ha)	Total Developable Area in FZA (ha)	Estimated number of houses that could be accommodated in FZA (based on a housing density of 26/ha)
81 (pluvial modelling) Tregynon	2.01	Land west of Tan Y Llan, Tregynon.	Green	The site has good dry access and is shown not to be at direct risk of Flooding. There is a potential residual risk from the blockage of the culvert underneath the road to the north of the site.	2.01	0.00	0.02	0.02	2.00	52
97 (fluvial modelling) Presteigne	2.39	Land at Broadaxe Business Park, Presteigne.	Amber	Site is significantly affected by fluvial Flood risk with no areas available where dry access to a road is achievable.	2.39	1.50	0	1.50	0.89	23
414 (fluvial modelling) Presteigne	3.10	Land to East of Kings Court, Presteigne.	Amber	The modelling suggests that the overland flow route from the Clatter Brook to the west, is caused by out of bank flows upstream of the Hereford Street structure. If this structure is blocked, as demonstrated by the blockage scenario, then this route causes an increased Flood risk to the site.	3.10	1.91	0	1.91	1.19	31
782 (pluvial modelling) Presteigne	8.61 + 1.27 = 9.88	Land adjoining Broadaxe and Presteigne By Pass.	Amber	Areas of significant Flood risk, however, there are large proportions of this site that is suitable for development	3.10	0.66	0.86	1.52	8.79	229
871 (fluvial modelling) Presteigne	1.17	Presteigne Mill, Leominster Road, Presteigne.	Amber	Only a small section of the site in the north is at direct risk of flooding - however, the close proximity of flood extents require selective spatial planning of the site.	1.17	0.02	0	0.02	1.15	30
112 (No additional modelling) Four Crosses	1.05	Land at The Crest, Four Crosses	Amber	Although there is dry access to the site from the A483, the road to the north is flooded. The modelled flood extents flood the northern part of the site.	1.05	0.22	0	0.56	0.84	21.84
113 (fluvial modelling) Churchstoke	1.42	Site located at Meadow Brook, north of Castle Road. The Castle Brook runs through the approximate centre of the site, in a north to south direction	Amber	The eastern half of the site (between the brook and Castle Road) is suitable for development outside of the modelled flood extents and has dry access and egress. Land to the west of the channel may have access issues during flood events.	1.42	0.47	0	0.47	0.96	25
751 (fluvial modelling) Churchstoke	3.79	Site lies south of Castle Road & Court Avenue. Unnamed brook runs in an approximate north to south direction, firstly along the northern boundary, then southwards through the western half of the site.	Amber	The land to the east of the flood extent would be suitable for development, having dry access and egress from the road to the south-east.	3.79	0.53	0	0.53	3.26	85
116 (No additional modelling) Caersws	1.15	Land adjacent to Soar Chapel, Carno, Caersws	Amber	Although the site is located outside of the 1 in 1000 year flood event and Flood Zone C2. Dry access is a potential issue. Access could be provided at the north-western corner of the site, but the road is cut-off immediately north and also to west at Hendre Cerniog. during the 1 in 100 year event.	1.15	0	0	0	1.15	29.90

Site Reference Number	Site Area (ha)	Site Description	Flood Risk Suitability Summary	Comments	Total Site Area (ha)	Combined 1 in 100 year & 1 in 1000 year OR Tan 15 B&C Flood extent area (ha)	SW Risk Area (ha)	Total area of site taken up by combined Flood risk areas (ha)	Total Developable Area in FZA (ha)	Estimated number of houses that could be accommodated in FZA (based on a housing density of 26/ha)
234 (fluvial modelling) Abermule	0.27	Site is located between the railway line and the properties of The Meadows, and Brooklea. The Afon Miwl lies approximately 50m to the south of the site, and approximately 400m to east of the River Severn. There is also an unnamed drainage ditch to the north of the site.	Amber	The land to the far east of site would be suitable for development, having dry access and egress from the road to the south - however, there would only be access to this area from the east due to the road being flooding to the south of the site. Flooding depths to areas of the site is significant >1m.	0.27	0.16	0	0.16	0.12	3
248 (pluvial modelling) Kingswood	1.39	Land at Hazeldene, Forden, Welshpool	Amber	Site significantly affected by surface water flooding (from the pluvial modelling). Risk also from adjacent stream. Majority of the site is shown to be at risk of flooding.	1.39	0.00	0.72	0.72	0.67	17
1130 (pluvial modelling) Kingswood	0.93	Land adjacent to Red House, Forden, Welshpool	Amber	Site significantly affected by surface water flooding (from the pluvial modelling). Risk also from adjacent stream. Majority of the site is shown to be at risk of flooding.	0.93	0.00	0.47	0.47	0.45	12
274 (fluvial modelling) Howey	1.00	Land to east of Holly Farm. Howey Brook runs along the southern boundary of the site, in addition to an unnamed tributary flowing from the north, which passes the site on the western side.	Amber	The majority of the site is suitable for development, providing appropriate easements are provided.	1.00	0.14	0	0.14	0.86	22
280 (fluvial modelling) Llanyre	0.55	The site is located at Slate House, at the end of Cagebrook Lane. The unnamed brook flows from the west towards the site. At the eastern boundary of the site, the channel divides into two, with one arm flowing along the southern boundary of the site.	Red	Approximately 50% of the site is shown to be at modelled flood risk. There are areas of significant Flood Hazard on the western boundary of the site, and there is no dry access during the 1 in 20 year event.	0.55	0.24	0	0.24	0.31	8
305 (No additional modelling) Llandinam	0.38	Land at Tyncoed, Llandinam	Amber	Eastern section of the site is suitable for development	0.38	0.04	0	0.04	0.35	9.10
363 (No additional modelling) Llandyssil	1.11	Land north of Pentre Farm, Llandyssil, Mont	Amber	Site flood risk summarised as Green if access can be provided via the Pentre area in the south-west	1.11	0.16	0	0.16	0.95	24.70
443 (fluvial modelling) Rhayader	1.60	Agricultural land east of Brynberth Industrial Estate, with the site being located on the right bank of the Rhyd-hir-Brook - a tributary of the River Wye.	Amber	There is a large proportion of the site outside of the modelled flood Zones, however, the site is summarised as Amber as dry access could be an issue (if the desired route was via the existing Brynberth Industrial Estate).	1.60	0.11	0	0.11	1.48	38
483 (No additional modelling required) Newtown	12.71	Land at St Giles Golf Club, Newtown	Amber	Majority of site is outside of the modelled flood Zones and has dry access from the south	12.71	2.63	0	2.63	10.08	262.08
592 (fluvial modelling) Newtown	5.65	Site situated to the west of the college - bordered by the railway line to the north, the A489 Lanidloes Road to the south and the Mochdre Brook to the west.	Amber	The eastern half of the site is developable. A significant proportion of the flooded area to the west of the site has significant and high flood hazard classification.	5.65	3.07	0	3.07	2.58	67

Site Reference Number	Site Area (ha)	Site Description	Flood Risk Suitability Summary	Comments	Total Site Area (ha)	Combined 1 in 100 year & 1 in 1000 year OR Tan 15 B&C Flood extent area (ha)	SW Risk Area (ha)	Total area of site taken up by combined Flood risk areas (ha)	Total Developable Area in FZA (ha)	Estimated number of houses that could be accommodated in FZA (based on a housing density of 26/ha)
511 (No additional modelling required) Welshpool	0.90	Sheep pens site, Mill Lane, Welshpool	Amber	The western half of the site has dry access and is outside of the modelled flood extents.	0.90	0.33	0	0.33	0.57	14.82
512 (No additional modelling required) Welshpool	1.49	Car Park and Land near TIC Welshpool	Green	Majority of site is outside of the modelled flood Zones and has dry access from the north-east (Mill Lane).	1.49	0.06	0	0.06	1.43	37.18
865 (No additional modelling required) Ystradgynlais	0.52	Land to south-west of Welfare Hall, Ystradgynlais	Green	Although the site is shown to outside of Flood Zone C2, the site is almost entirely within the 1 in 1000 year flood event from the Environment Agency Flood Zone Map.	0.52	0.46	0	0.46	0.06	1.56
961 (fluvial modelling) Llanrhaeadr	0.73	Land at Maesmorgan, to the west of the B4580 road, with the western edge of the site being bounded by the Afon Rhadaer.	Amber	For the 1 in 20 year up to the 1 in 100 year + CC events, a large proportion of the site remains outside of the flood extents and has dry access - however, due to the local topography, the 1 in 1000 year increases the flood extent significantly, to inundate virtually the entire site.	0.73	0.57	0	0.57	0.16	4
972 (No additional modelling required) Knighton	3.10	Land at New House, Farrington Lane, Knighton	Green	Site has dry access from road to the east, and approximately only 1% of the site is shown to be at risk from modelled flood events.	3.10	0.03	0	0.03	3.07	79.82
1065 (No additional modelling required) Meifod	1.93	Pentre works and adjacent land, Meifod	Amber	A site specific FCA is required to fully understand the residual risk from overtopping / breach of the defences.	1.93	0.98	0	0.98	0.94	24.44
1090 (No additional modelling required) Meifod	2.00	Land at Dyffryn, Meifod	Amber	A site specific FCA is required to fully understand the flood risk from the watercourse that flows alongside the northern boundary, in addition to the residual risk from overtopping / breach of the defences.	2.00	1.84	0	1.84	0.16	4.16

Site Reference Number	Site Area (ha)	Site Description	Flood Risk Suitability Summary	Comments	Total Site Area (ha)	Combined 1 in 100 year & 1 in 1000 year OR Tan 15 B&C Flood extent area (ha)	SW Risk Area (ha)	Total area of site taken up by combined Flood risk areas (ha)	Total Developable Area in FZA (ha)	Estimated number of houses that could be accommodated in FZA (based on a housing density of 26/ha)
1211 (No additional modelling required) Meifod	0.62	Land in Meifod	Amber	A site specific FCA is required to fully understand the flood risk from the watercourse that flows alongside the northern boundary, in addition to the residual risk from overtopping / breach of the defences.	0.62	0.62	0	0.62	0.00	0.00
1073 (fluvial modelling) Four Crosses	2.67	Land to the east of Sarn-wen Brook at Rhos Common, Four Crosses (to the east of Foxen Manor Road)	Amber	The majority of the site is developable and has dry access from the B4393 to the south.	2.67	0.30	0	0.30	2.37	62
1081 (pluvial modelling) Castle Caereinion	1.18	Land at Maes y Rhos, Castle Caereinion	RED	A significant part of the site at flood risk (over 50%) and no dry access from the B4385	1.18	0.62	0.6	1.22	0.58	15
1220 (fluvial modelling) Kerry	0.88	Site located on the western edge of Kerry/Ceri (Llanfihangel-yng-Ngheri), bounded by the A489 to the south and Afon Miwl to the north	Green	The majority of the site is shown to be at risk of flooding, with no dry access available.	0.88	0.58	0	0.58	0.30	8

<u>Site Reference Number</u>	<u>Site Area (ha)</u>	<u>Site Description</u>	<u>Comments & Recommendations</u>
81 (pluvial modelling) Tregynon	2.01	Land west of Tan Y Llan, Tregynon.	The development of this site would be acceptable following submission of a suitable supporting FCA document. The site is shown to be directly affected by the pluvial modelling for the 1 in 1000 year event only - with a small low lying area of the site affected in the south west. It is recommended that area is kept as open space, or incorporated into a SuDS scheme. What is potentially more significant is the pluvial Flooding shown to the north of the site, where the brook flows under the road. Here Flooding is shown to build up behind the road, and could pose a risk via overland flows. A site specific FCA should be undertaken by a developer to fully understand and assess the implications of this residual risk.
97 (fluvial modelling) Presteigne	2.39	Land at Broadaxe Business Park, Presteigne.	Flood risk at the site is considered manageable. However, the LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15. Recommend consultation with Emergency Services / Emergency Planners re access / egress.The site specific FCA would need to consider the overland flow routes from the Clatter Brook and the un-named brook forming the western boundary of the site, in addition to considering the impact of the development on third-parties. Infrastructure design will be key for this site. Note: the developable area of the site may be constrained as a result of the mitigation required.
414 (fluvial modelling) Presteigne	3.10	Land to East of Kings Court, Presteigne.	LPA need to consider whether this site should proceed, as management of consequences are unknown. In addition, the LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15. Recommend consultation with Emergency Services / Emergency Planners re access / egress.Any site specific FCA should consider access to the site to the north via the B4362. It should also consider blockage of the Hereford Rd. culvert and the impact of the development on third-parties.
782 (pluvial modelling) Presteigne	8.61 + 1.27 = 9.88	Land adjoining Broadaxe and Presteigne By Pass.	LPA need to consider whether this site should proceed, as management of consequences are unknown. In addition, the LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15. Recommend consultation with Emergency Services / Emergency Planners re access / egress.Any site specific FCA should consider in more detail overland flows affecting the sites and also the issue of dry access/egress in addition to any impacts on third-parties.
871 (fluvial modelling) Presteigne	1.17	Presteigne Mill, Leominster Road, Presteigne.	Flood risk at the site is considered manageable.However, LPA will need to justify allocation as the proposed use is Highly Vulnerable Development in C2, which is contrary to TAN15.Site specific FCA would need to consider the effect of overland flows on the northern portion of the site and potential effects on third-parties.
112 (No additional modelling) Four Crosses	1.05	Land at The Crest, Four Crosses	Flood risk at the site is considered manageable. However, LPA will need to justify allocation as the proposed use is Highly Vulnerable Development in C2, which is contrary to TAN15. Site specific FCA would need to confirm site levels and that the development has no impacts to third-parties. This site includes land which was used for compensatory storage as part of the Four Crosses bypass scheme; this area should be retained in perpetuity.
113 (fluvial modelling) Churchstoke	1.42	Site located at Meadow Brook, north of Castle Road. The Castle Brook runs through the approximate centre of the site, in a north to south direction	LPA need to consider whether this site should proceed, as management of consequences are unknown. Development would be suitable to the eastern half of the site (between the brook and Castle Rd.) outside of the modelled flood extent. The site to the west of Castle Brook may experience access difficulties during times of flood. Recommend consultation with Emergency Services / Emergency Planners re access / egress.Note: the developable area of the site may be constrained as a result of the mitigation required. A suitable easement will be required adjacent to the watercourse.
751 (fluvial modelling) Churchstoke	3.79	Site lies south of Castle Road & Court Avenue. Unnamed brook runs in an approximate north to south direction, firstly along the northern boundary, then southwards through the western half of the site.	LPA need to consider whether this site should proceed, as management of consequences are unknown. Note: the developable area of the site may be constrained as a result of the mitigation required. A suitable easement will be required adjacent to the watercourse.
116 (No additional modelling) Caersws	1.15	Land adjacent to Soar Chapel, Carno, Caersws	Site is outside of the 1 in 1000 year flood outline and flood zone C2. However, the LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15 (Appendix A) .Recommend consultation with Emergency Services / Emergency Planners re access / egress.Site access could be provided at the north-western corner of the site, however, the road is cut-off immediately north and also to west at Hendre Cerniog during the 1 in 100 year event. Whilst the site remains dry during these flood events, careful consideration should be given to the development use given the potential periods of isolation.

<u>Site Reference Number</u>	<u>Site Area (ha)</u>	<u>Site Description</u>	<u>Comments & Recommendations</u>
234 (fluvial modelling) Abermule	0.27	Site is located between the railway line and the properties of The Meadows, and Brooklea. The Afon Miwl lies approximately 50m to the south of the site, and approximately 400m to east of the River Severn. There is also an unnamed drainage ditch to the north of the site.	Flood risk to this site is not considered manageable given the considerable hazard to areas of the site subject to flooding. The LPA should consider whether the site boundary can be re drawn to remove areas that are not manageable. If this is not possible the site should not proceed further.
248 (pluvial modelling) Kingswood	1.39	Land at Hazeldene, Forden, Welshpool	A small sized development could be accommodated in the south-eastern corner of the site, keeping out of the modelled pluvial flood outlines. Given the high risk to the site, a site specific detailed FCA should be undertaken with a fluvial flood risk assessment of the adjacent brook. Only Less Vulnerable development should be permitted in those areas shown to be at risk of flooding, with recommendations being made to keep them as open spaces and amenity areas - however significant hazard should be considered, and appropriate signage should be provided communicating risks to the public and instructions during times of flooding.
1130 (pluvial modelling) Kingswood	0.93	Land adjacent to Red House, Forden, Welshpool	A small sized development could be accommodated in the south and south-western corner of the site, keeping out of the modelled pluvial flood outlines. Given the high risk to the site, a site specific detailed FCA should be undertaken with a fluvial flood risk assessment of the brook running through the site. Only Less Vulnerable development should be permitted in those areas shown to be at risk of flooding, with recommendations being made to keep them as open spaces and amenity areas - however significant hazard should be considered, and appropriate signage should be provided communicating risks to the public and instructions during times of flooding.
274 (fluvial modelling) Howey	1.00	Land to east of Holly Farm. Howey Brook runs along the southern boundary of the site, in addition to an unnamed tributary flowing from the north, which passes the site on the western side.	LPA will need to justify allocation as the proposed use is Highly Vulnerable Development in zone C2, which is contrary to Section 10 of TAN15. LPA need to consider whether this site should proceed, as management of consequences are unknown.
280 (fluvial modelling) Llanyre	0.55	The site is located at Slate House, at the end of Cagebrook Lane. The unnamed brook flows from the west towards the site. At the eastern boundary of the site, the channel divides into two, with one arm flowing along the southern boundary of the site.	Flood Risk is not considered manageable at this site even with mitigation measures in place. Recommend that this site does not proceed further. The site is in close proximity to fluvial channels and is shown to be at considerable risk during the 1 in 20 year event. There is no dry access, and areas to the west of the site are shown to have significant Flood Hazard.
305 (No additional modelling) Llandinam	0.38	Land at Tyncoed, Llandinam	LPA will need to justify allocation as the proposed use is Highly Vulnerable Development in C2, which is contrary to Section 10 of TAN15. LPA also need to consider whether this site should proceed as management of consequences are unknown. Development could be possible in the eastern area of the site. Access is a potential issue from the A470, as the road is predicted to be flooded during the 1 in 100 year event and this needs to be considered further. The LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15 (Appendix A). Recommend consultation with Emergency Services / Emergency Planners re access / egress.
363 (No additional modelling) Llandyssil	1.11	Land north of Pentre Farm, Llandyssil, Mont	LPA will need to justify as the proposed use is Highly Vulnerable Development in C2, which is contrary to Section 10 of TAN15. LPA also need to consider whether this site should proceed as management of consequences are unknown. Adequate easements would be needed along the eastern boundary of the site by the watercourse.
443 (fluvial modelling) Rhayader	1.60	Agricultural land east of Brynberth Industrial Estate, with the site being located on the right bank of the Rhyd-hir-Brook - a tributary of the River Wye.	Flood risk is considered manageable. However, the LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15. Access could be an issue if the desired route was via the existing Brynberth Industrial Estate. Recommend consultation with Emergency Services / Emergency Planners re access / egress.
483 (No additional modelling required) Newtown	12.71	Land at St Giles Golf Club, Newtown	LPA will need to justify allocation as the proposed use is Highly Vulnerable Development in C2 which is contrary to Section 10 of TAN15. LPA also need to consider how this site should proceed as management of consequences are unknown
592 (fluvial modelling) Newtown	5.65	Site situated to the west of the college - bordered by the railway line to the north, the A489 Lanidloes Road to the south and the Mochdre Brook to the west.	LPA also need to consider how this site should proceed as management of consequences are unknown. Access to the site - even for areas outside of the modelled flood extents needs to be carefully considered. The LPA will need to be satisfied that access / egress to the site can be achieved in line with guidance set out in TAN15. Recommend consultation with Emergency Services / Emergency Planners re access / egress.

Site Reference Number	Site Area (ha)	Site Description	Comments & Recommendations
511 (No additional modelling required) Welshpool	0.90	Sheep pens site, Mill Lane, Welshpool	Flood risk at the site is considered manageable. The western half of the site is outside of the modelled flood outlines, and the site has dry access. Development could therefore be accommodated across this area, with less vulnerable development types being potentially suitable for the eastern section. However, it is recommended that the areas shown to be at risk of fluvial flooding are kept as open spaces and amenity areas. The site has been classified as 'amber' subject to confirmation of the status of the local flood alleviation scheme. Additional confirmation of topographic levels relative to the nearby canal would be expected as part of a site specific FCA
512 (No additional modelling required) Welshpool	1.49	Car Park and Land near TIC Welshpool	Flood risk at the site is considered manageable. Majority of site is outside of the modelled flood zones and has dry access from the north-east (Mill Lane). Development could therefore be accommodated across the majority of this site, keeping an easement from the areas adjacent to the Lledan Brook that are shown to be at risk of fluvial flooding. It is recommended that these areas are kept as open spaces and amenity areas. Site specific FCA to consider relative levels of the adjacent Shropshire Union Canal.
865 (No additional modelling required) Ystradgynlais	0.52	Land to south-west of Welfare Hall, Ystradgynlais	A site specific FCA has already been undertaken for this site and therefore flood risk is considered manageable. Site is shown to be a risk of flooding from the River Tawe, being wholly within the 1 in 1000 year flood extent. A site specific FCA should be submitted to support any future planning application.
961 (fluvial modelling) Llanrhaeadr	0.73	Land at Maesmorgan, to the west of the B4580 road, with the western edge of the site being bounded by the Afon Rhadaer.	LPA need to consider how this site should proceed as consequences are unknown.
972 (No additional modelling required) Knighton	3.10	Land at New House, Farrington Lane, Knighton	Flood risk at the site is considered manageable. Majority of site is outside of the modelled flood zones and has dry access from the east. Development could therefore be accommodated across the majority of this site, keeping out of the modelled flood outline areas to the north. It is recommended that the areas shown to be at risk of fluvial flooding are kept as open spaces and amenity areas. Site specific FCA to consider specifically the means of controlling surface water within the site given the steep topography.
1065 (No additional modelling required) Meifod	1.93	Pentre works and adjacent land, Meifod	LPA need to consider how this site should proceed as management of consequences are unknown
1090 (No additional modelling required) Meifod	2.00	Land at Dyffryn, Meifod	LPA need to consider how this site should proceed as management of consequences are unknown.

<u>Site Reference Number</u>	<u>Site Area (ha)</u>	<u>Site Description</u>	<u>Comments & Recommendations</u>
1211 (No additional modelling required) Meifod	0.62	Land in Meifod	LPA also need to consider how this site should proceed as management of consequences are unknown.
1073 (fluvial modelling) Four Crosses	2.67	Land to the east of Sarn-wen Brook at Rhos Common, Four Crosses (to the east of Foxen Manor Road)	LPA need to consider how this site should proceed as management of consequences are unknown. Liaison with the IDB should help ascertain the level of flood risk based on historic events. The majority of the site is developable with dry access available from the B4393 to the south. It is recommended that the area in the mid-west of the site shown to be affected by the 1 in 1000 year modelled flood event should be kept as open space / amenity areas and provide betterment to existing flood risk. The blockage at the Housing culvert (SJ 3276 3183) has shown that it can have an increase to the flood extent and also raises the hazard from low to moderate. Therefore it is recommended that this is maintained / or improved as part of any proposed development. A blockage applied at Kens culvert (SJ 3274 3181) showed no impact to the site. The water levels upstream the B4393 are increased, however the increase is not enough to overtop the B4393 and flood site 1073 located downstream. However, the blockage at the Housing culvert (SJ 3276 3183) has a significant effect on the flood risk to the site - the flood extent is increased and it is therefore recommended that detailed studies are carried out by any potential developer as part of a site specific FCA before any future developments in this area.
1081 (pluvial modelling) Castle Caereinion	1.18	Land at Maes y Rhos, Castle Caereinion	Flood Risk at this site is not considered manageable. There is significant flood risk to the site with no dry access. It is recommended that this site does not proceed further.
1220 (fluvial modelling) Kerry	0.88	Site located on the western edge of Kerry/Ceri (Llanfihangel-yng-Ngheri), bounded by the A489 to the south and Afon Miwl to the north	There is significant flood risk to the site with no dry access. However, given the less vulnerable nature of the proposed development, the site has been classified as 'green' given that flooding issues can likely be mitigated via appropriate design measures.