

Consider removal due to small size of site and high risk of flooding  
 Effective surface water management will be required / significant constraints

Site ID	Site	Type	Area (ha)	uFMfSW			Comments
				30 Year Event (%)	100 Year Event	1000 Year Event (%)	
6.4	Hays Chemicals	Economic Land Group 2	1.86	4	30	37	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site footprint may be large enough to explore site redesign / layout options
183	Land at corner of Fleet Lane and Granville Street	SHLAA 2012 Suitable	0.09	3	17	81	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. If redeveloped the development would need to incorporate design feature such as raised floor levels to overcome potential flooding issues.
221	Land between 143-149 Belvedere Road	SHLAA 2012 Suitable	0.04	3	38	57	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site has an extant planning permission P/2012/0384 for the erection of one detached house. Suitable safeguards should be put in place to overcome potential flooding issues.
249	Land at junction of Main Street and Garswood Road	SHLAA 2012 Suitable	0.04	4	26	67	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. More frequent flood events are restricted to the north and west boundary. An engineering solution should be incorporated into future development design to alleviate potential flood issues.
510	Land opposite former 364-388 Sutton Heath Road	SHLAA 2012 Suitable	0.11	26	55	19	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. More frequent flood events are restricted to the western boundary. An engineering solution should be incorporated into future development design to alleviate potential flood issues.
628	Builders Workshop, rear of 108 Doulton Street	SHLAA 2012 Suitable	0.05	14	20	27	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. Areas of more frequent flood events many affect the western boundary, the site has sufficient area of less vulnerability to facilitate development. An engineering solution should be incorporated into future development design to alleviate potential flood issues.

649	Barns at Sutton Side Farm, Gartons Lane	SHLAA 2012 Suitable	0.06	0	20	20	This site is potentially susceptible to significant surface water flooding during higher intensity events. The site has been identified as being affected by 100 year and 1000 year events mainly to the northern section. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. Permission has previously been granted for conversion and redevelopment should incorporate designs to alleviate potential flood issues.
659	Land rear of 2-4 Kingsway	SHLAA 2012 Suitable	0.19	10	27	37	This site is potentially susceptible to significant surface water flooding during higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site has sufficient land unaffected by high frequency events to consider its redevelopment feasible subject to a suitable engineering solution to alleviate potential flooding issues.
756	Land between 3 & 9 Martin Avenue	SHLAA 2012 Suitable	0.03	12	29	28	This site is potentially susceptible to significant surface water flooding during higher intensity events. Higher frequency events are restricted to the northern boundary. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site has extant planning permission and construction has commenced.
239	Former 9-11 Evelyn Avenue	SHLAA 2012 Nondelpot	0.03	4	36	60	This site is potentially susceptible to significant surface water flooding during higher intensity events. The site would not be affected by a 30 year event but 40% is affected by a 100 year event. Surface water will have to be effectively managed on site. Should redevelopment occur it should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates.
274	Land adjacent Church of Christ, Heather Brae	SHLAA 2012 Nondelpot	0.3	64	31	5	This site is potentially susceptible to significant surface water flooding during lower and higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site is small and significantly affected by 30 year event making redevelopment difficult.
338	Former Sutton Oak PH Beer Garden, Bold Road	SHLAA 2012 Nondelpot	0.06	78	16	5	This site is potentially susceptible to significant surface water flooding during lower and higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site is small and significantly affected by 30 year event, making redevelopment difficult.
341	Site of former Library, Chancery Lane	SHLAA 2012 Nondelpot	0.02	15	85	0	This site is potentially susceptible to significant surface water flooding during lower and higher intensity events. Higher risk is restricted to 15% of the site, predominantly on the southern boundary. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site is small making redevelopment difficult and any application should be accompanied by a Flood Risk Assessment.

504	Land rear of 1-19 Buttermere Avenue	SHLAA 2012 Nondelpot	0.14	26	22	25	This site is potentially susceptible to significant surface water flooding during lower and higher intensity events. Surface water will have to be effectively managed on site. Redevelopment should consider surface water management to ensure that on and off site risks are controlled. SuDS may offer opportunities to control runoff to Greenfield rates. The site footprint may be large enough to explore site redesign / layout options.
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