



Cotswold Level 2 Strategic Flood Risk Assessment Site Summary

Nominal Risk Site Assessments

Final Draft Report

Prepared for
Cotswold District Council

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This report describes work commissioned by Cotswold District Council by an instruction dated 28 May 2026. The Client's representative for the contract was Jo Corbett of Cotswold District Council. Laura Thompson-Jones of JBA Consulting carried out this work.

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The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between June and August 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

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1 Introduction

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan sites considered to be at nominal flood risk. The content of this report assumes the reader has already consulted the 'Cotswold Level 1 SFRA' (2026) and read the 'Cotswold Level 2 SFRA Main Report' (2026) and is therefore familiar with the terminology used in this report.

This report summarises the risk from all sources of flood risk to each potential development site. There are 12 sites considered to be at nominal flood risk. 11 of the 12 sites are wholly within Flood Zone 1 of the Flood Map for Planning and are not shown to be at additional risk from rivers due to the impacts of climate change. A nominal area of site F20A, Land south-east of Fairford, is shown to be within Flood Zone 2 of the Flood Map for Planning. This area increases marginally when accounting for climate change.

None of the sites are recorded to have been shown to be at risk of flooding from reservoirs. Groundwater flood risk has been assessed using JBA's 5m Groundwater Emergence Map. Thames Water and Severn Trent Water's records of historic sewer flooding incidents have been aggregated by ward to provide an overview of sewer flood risk to each site.

Each site is at nominal risk from surface water, according to the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map. At the time of writing, the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map does not include hazard information suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation RoFSW hazard mapping in addition to the Flood Map for Planning - Surface Water Spatial Planning extents and depths, as the best available information. Updated surface water hazard information should be confirmed at the site-specific FRA stage.

2 Site B56

Site summary	
Location	Land off Mallard Crescent (NGR 417359, 221477)
Existing site use	Paddock
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.83 hectares



Figure 2-1: B56 Existing site location boundary

2.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 2-2). There is an area of ponding within the east of the site and a flow path along the eastern site boundary. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 2-3), although are mostly shallow, and hazard rating is very low in the medium risk event (Figure 2-4). The area of ponding within the east of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Mallard Crescent to the north or Moor Lane to the south of the site.

Table 2-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
94	4	0	2



Figure 2-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 2-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 2-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹

2.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

2.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There are 37 recorded sewer flooding incidents that have occurred within the Bourton Village Ward within which the site is located.

2.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 2-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

¹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

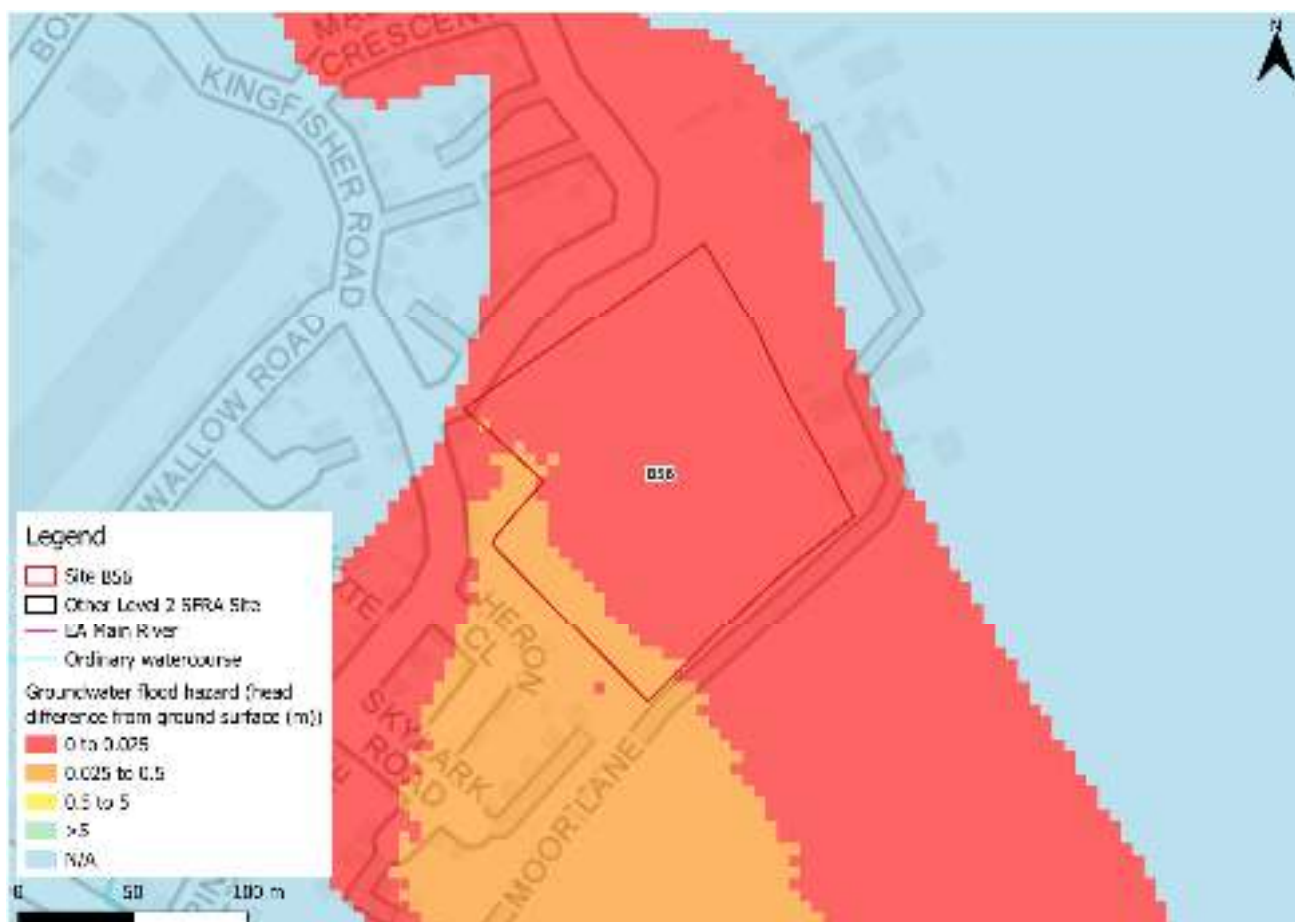


Figure 2-5: JBA 5m Groundwater Emergence Map

2.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the eastern site boundary, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.

- In line with LLFA guidance², the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Mallard Crescent to the north and Moor Lane to the south of the site.

² [Gloucestershire County Council LLFA Key Documents](#)

3 Site C164A (Strategic extension to the east of Kingshill Lane)

Site summary	
Location	Land east of Kingshill Lane (NGR 404309, 201604)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Mixed use
Proposed site vulnerability	More vulnerable
Site area	41.6 hectares

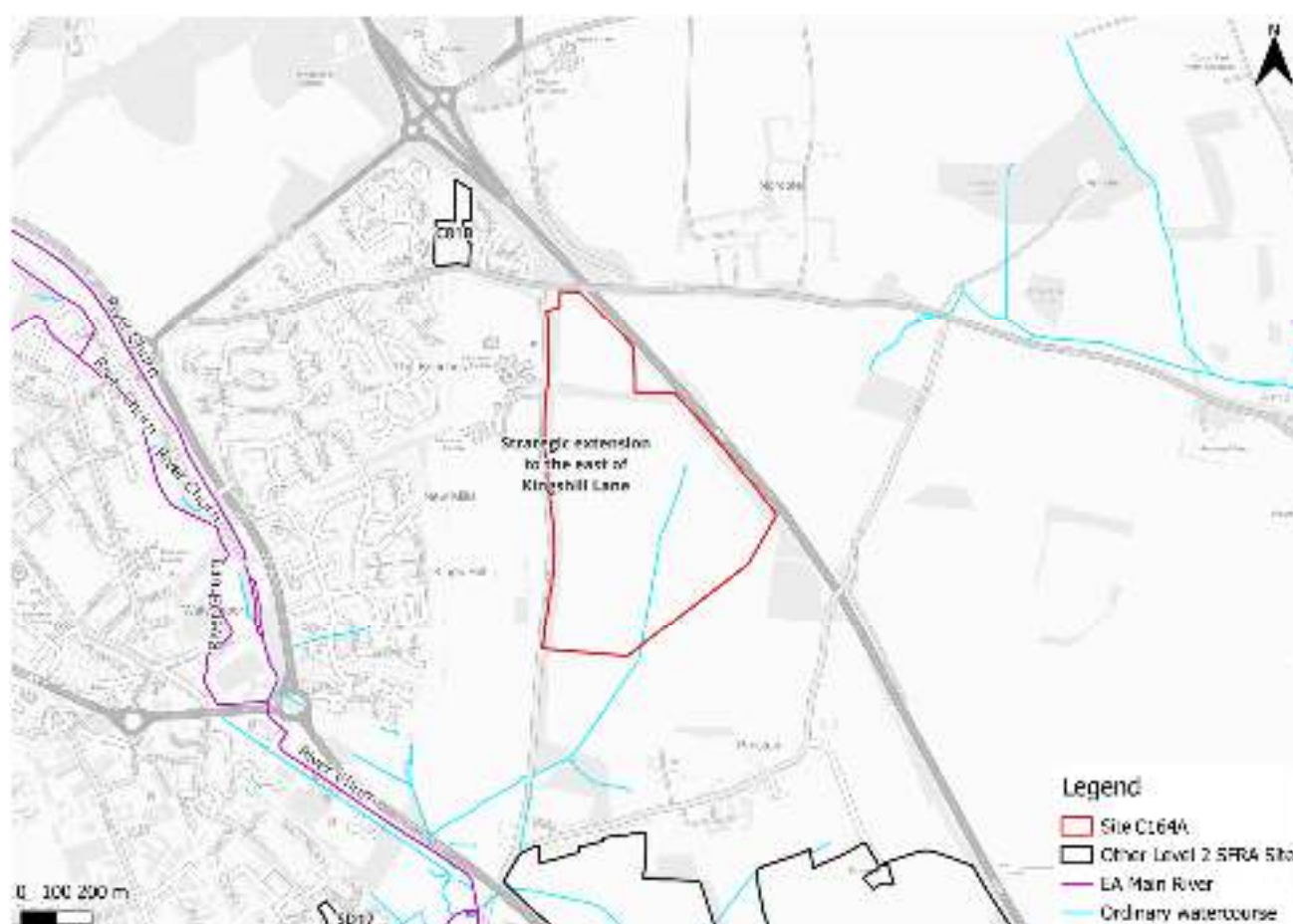


Figure 3-1: C164A Existing site location boundary

3.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 3-2). There is a flow path along a drainage ditch and areas of ponding within the southern half of the site. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 3-3), although are mostly shallow, and hazard rating (outside of the channel of the drainage ditch) is low to moderate in the medium risk event (Figure 3-4). The flow path along the drainage ditch in the southern half of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Kingshill Lane to the west of the site.

Table 3-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1	0.5	0.5

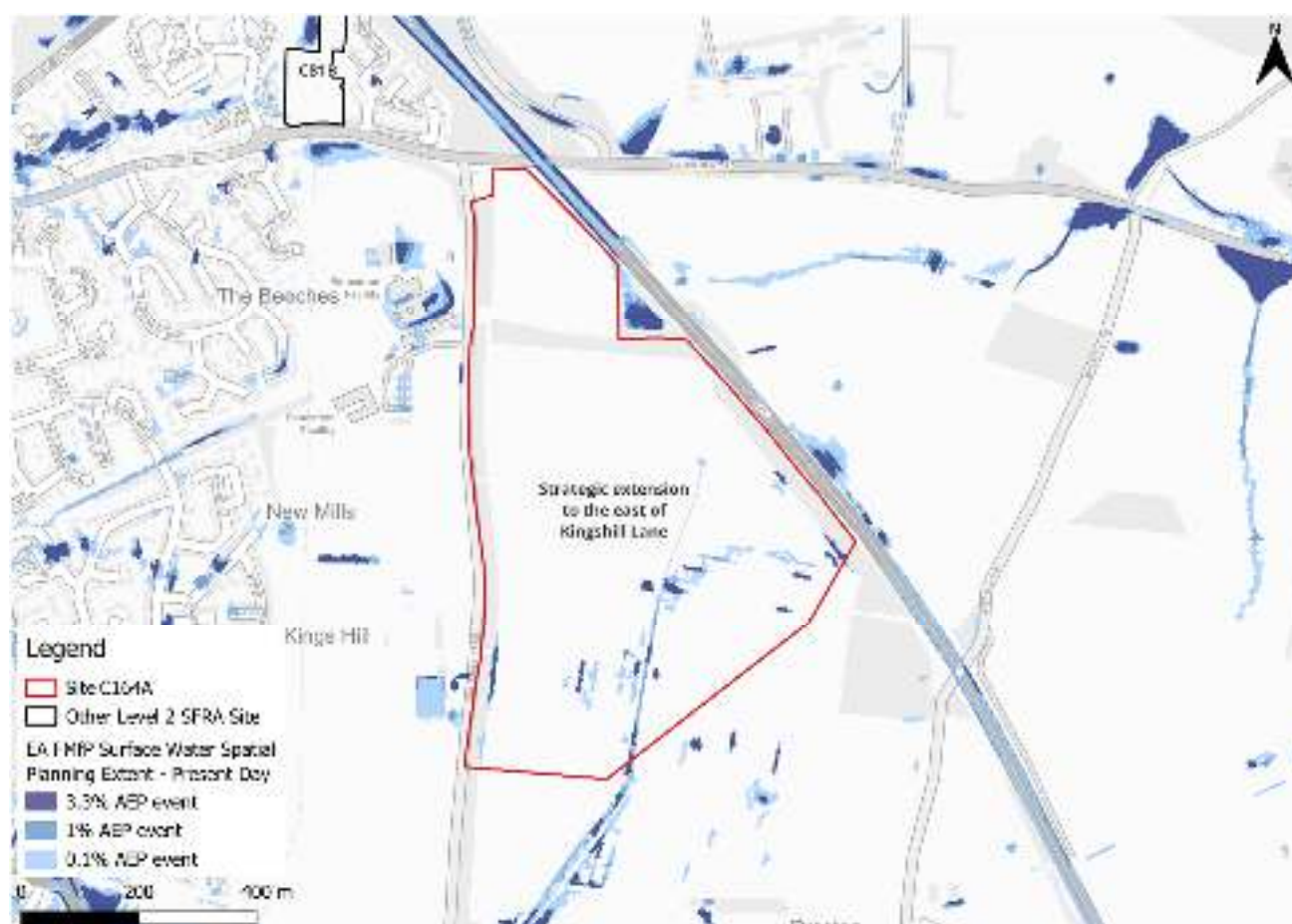


Figure 3-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 3-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 3-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard³

3.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

3.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents that have occurred within the Siddington & Cerney Rural Ward within which the site is located.

³ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

3.3 Groundwater

Much of the site is in an area where there no risk of groundwater flooding. The western side of the site is within an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 3-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS in the western side of the site.



Figure 3-5: JBA 5m Groundwater Emergence Map

3.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the southern half of the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.

- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance⁴, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Kingshill Lane to the west of the site.

⁴ [Gloucestershire County Council LLFA Key Documents](#)

4 Site C190 (Strategic extension to the south of The Steadings)

Site summary	
Location	Steadings southern extension, Cirencester (NGR 401033, 200008)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Mixed use
Proposed site vulnerability	More vulnerable
Site area	116.6 hectares

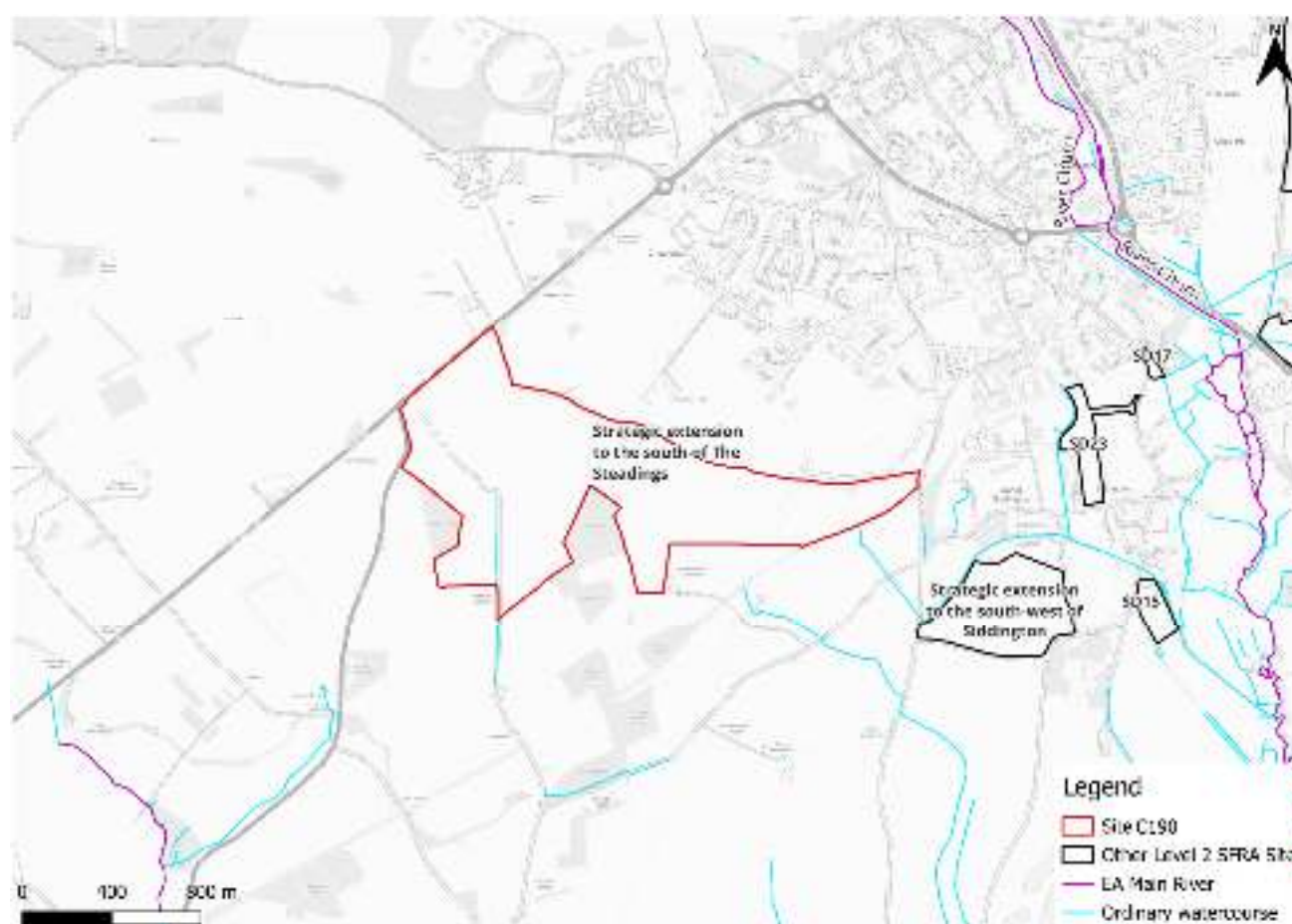


Figure 4-1: C190 Existing site location boundary

4.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 4-2). There are small areas of ponding across the site as well as a short flow path along part of the southern side boundary and through part the eastern side of the site. Maximum flood depths within the site are between 0.9 and 1.2 m, within the flow path through the eastern side of the site (Figure 4-3), although site-wide, depths are mostly shallow, and hazard rating is predominantly very low in the medium risk event (Figure 4-4). The flow path within the east of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Tetbury Road to the northwest, Spratsgate Lane to the east or the track to the south of the site.

Table 4-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1	0.5	0.5

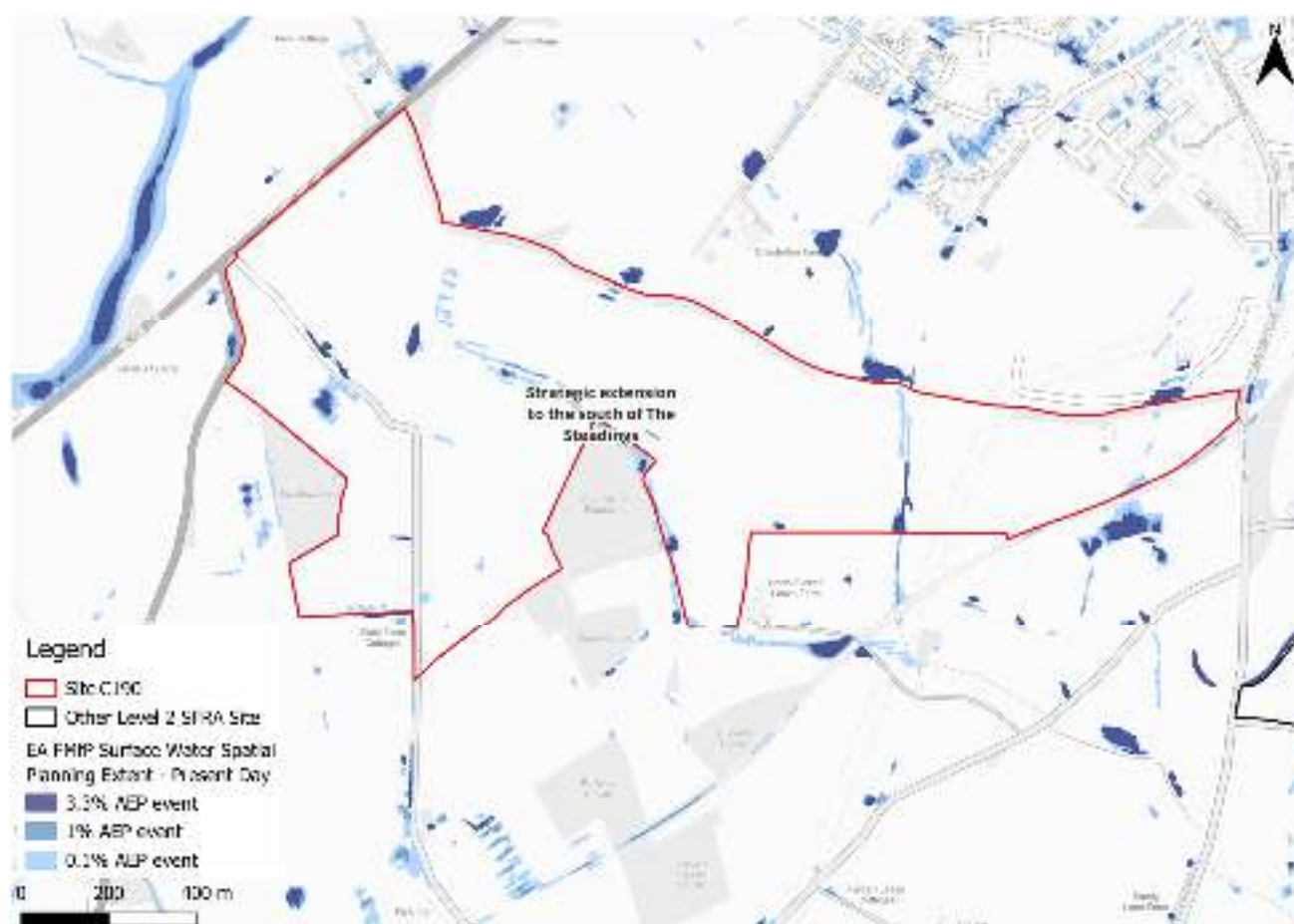


Figure 4-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day

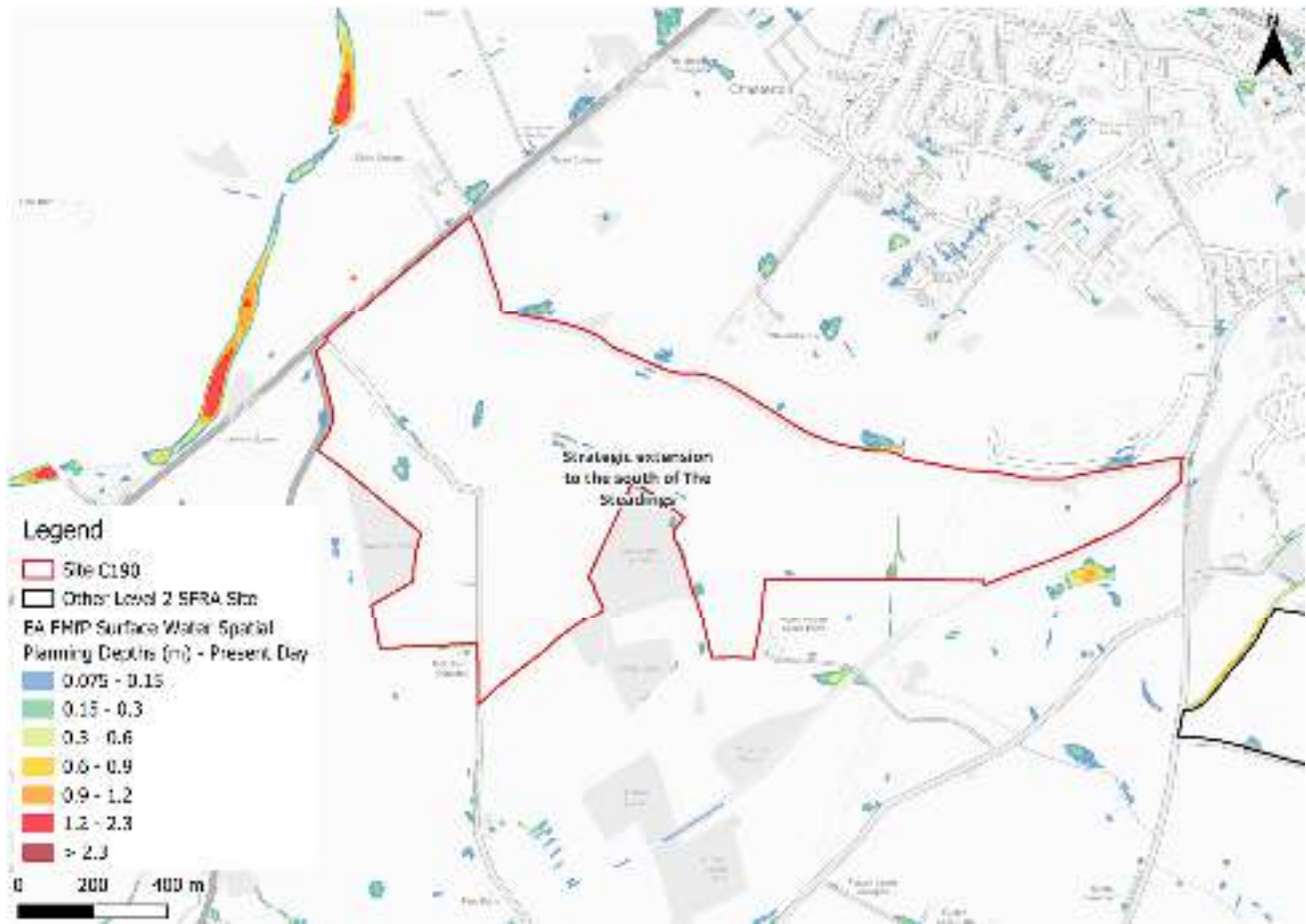


Figure 4-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event

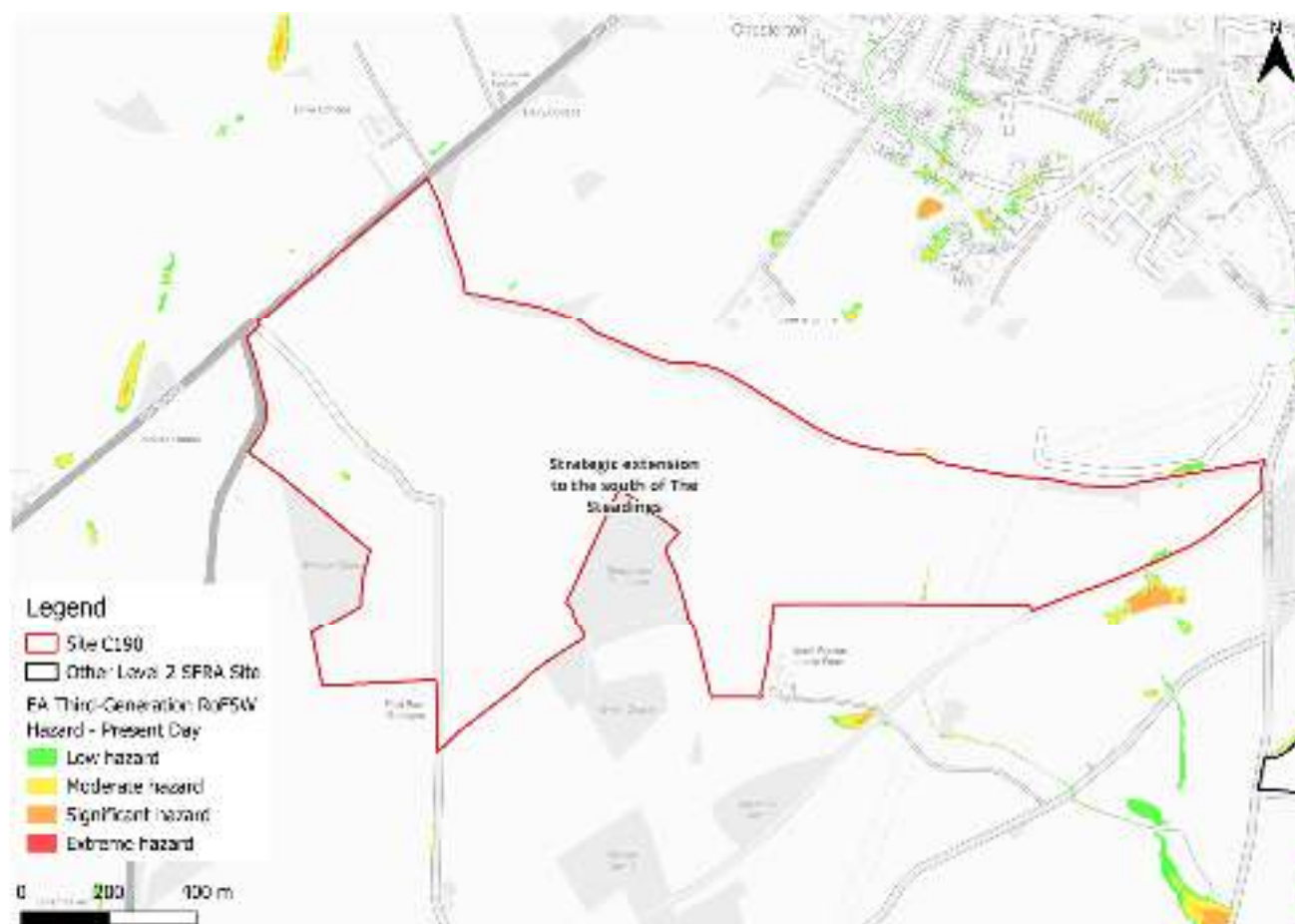


Figure 4-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard⁵

4.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

4.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. The site is located within four wards. There have been six recorded sewer flooding incidents in Kemble Ward within which the southwestern side of the site is located. There have been no recorded sewer flooding incidents that have occurred within Four Acres, Chesterton or Siddington & Cerney Rural Ward which the remainder of the site lies within.

⁵ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

4.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 4-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

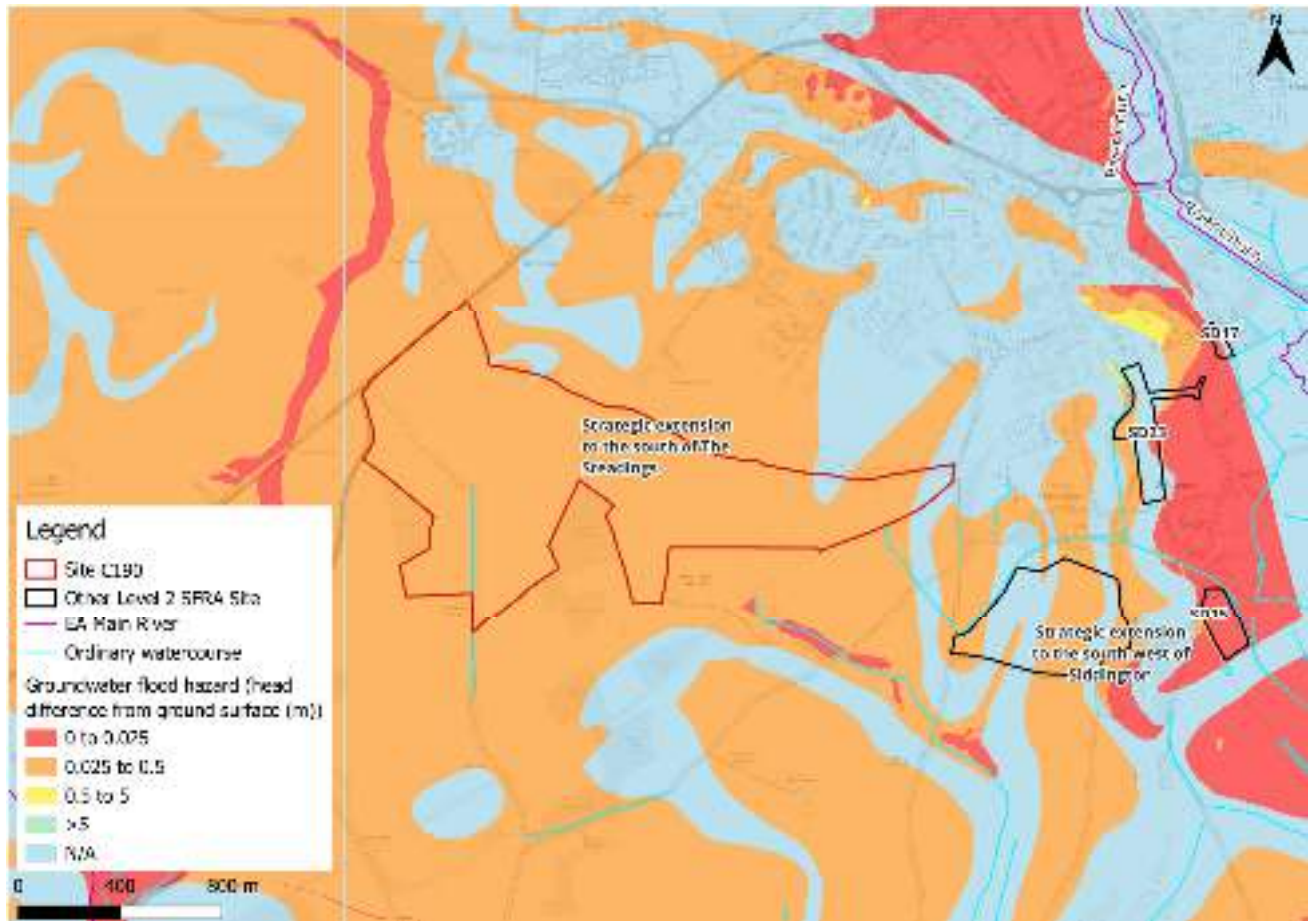


Figure 4-5: JBA 5m Groundwater Emergence Map

4.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is sparse across the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.

- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance⁶, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Tetbury Road to the northwest, Spratsgate Lane to the east or the track to the south of the site.

6 [Gloucestershire County Council LLFA Key Documents](#)

5 Site CC68

Site summary	
Location	Land at Aston Road (NGR 415286, 240042)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	13.0 hectares

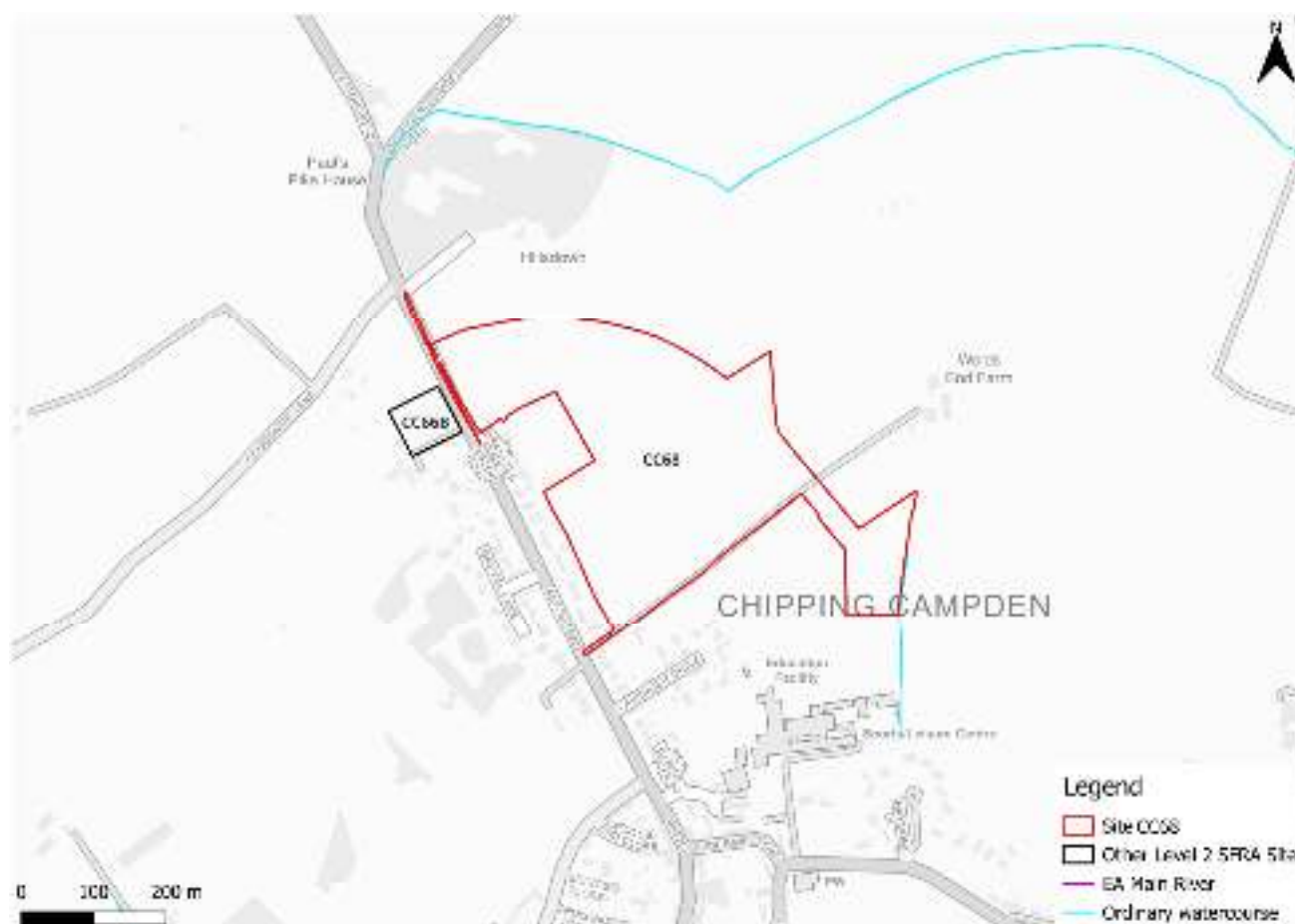


Figure 5-1: CC68 Existing site location boundary

5.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 5-2). There are two areas of ponding within the site. One along the western site boundary and one along the southeastern site boundary. Maximum flood depths within the site are between 0.15 and 0.3m (Figure 5-3) and hazard rating is very low in the medium risk event (Figure 5-4). Both areas of ponding should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Aston Road to the west of the site.

Table 5-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	0.5	0.5	1

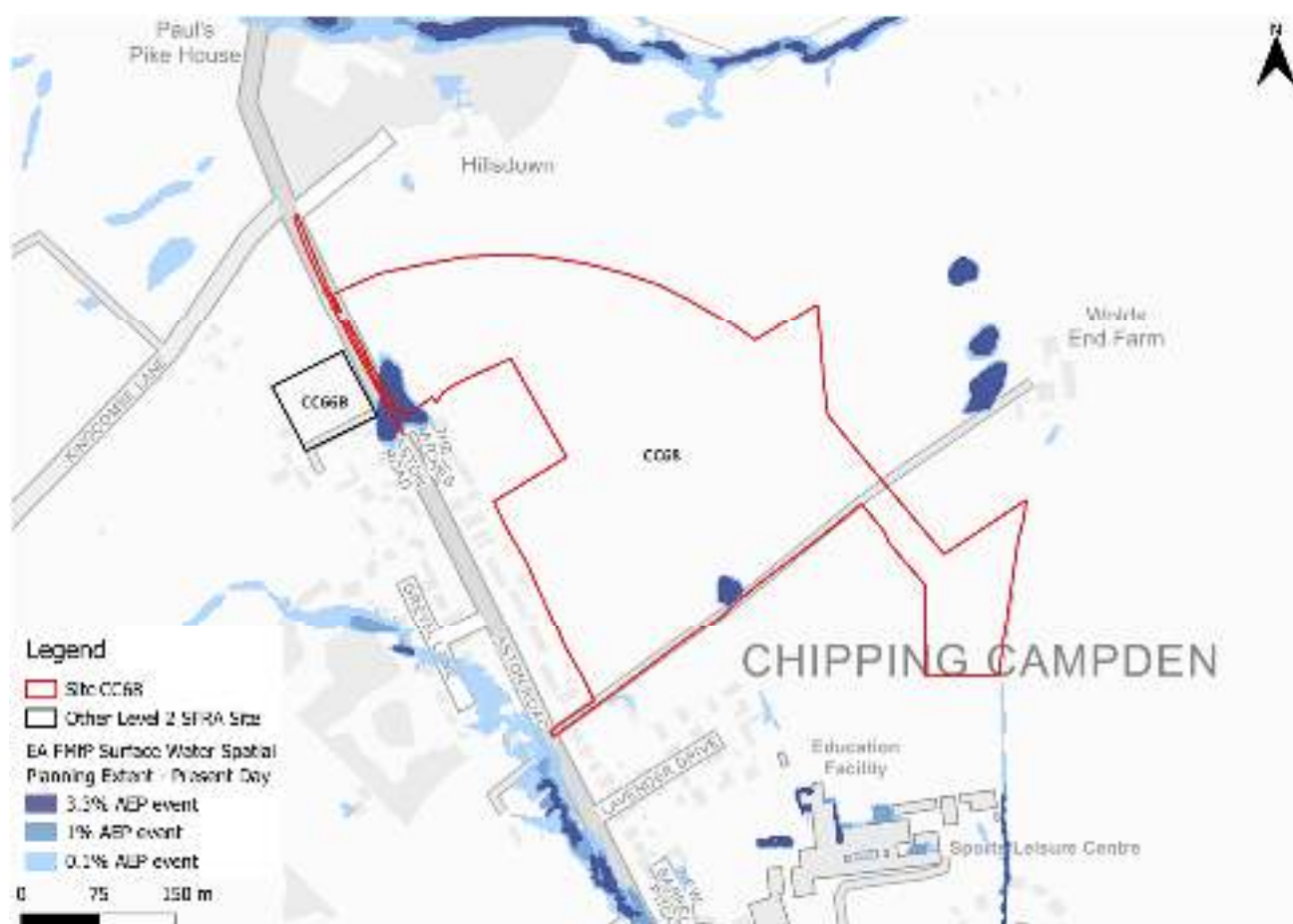


Figure 5-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 5-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 5-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard⁷

5.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

5.2 Sewer flood risk

Severn Trent Water provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents that have occurred within the Campden & Vale Ward within which the site is located.

5.3 Groundwater

The entire site is within an area where there is no risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

⁷ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

5.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the western and southeastern site boundaries. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance⁸, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Aston Road to the west of the site.

⁸ [Gloucestershire County Council LLFA Key Documents](#)

6 Site F20A

Site summary	
Location	Land south-east of Fairford (NGR 416102, 200807)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	5.76 hectares



Figure 6-1: F20A Existing site location boundary

6.1 Fluvial

The site lies almost entirely within Flood Zone 1 of the EA's Flood Map for Planning - Flood Zones. Flood Zone 2 (medium risk event) shows flooding from the River Coln slightly encroaches into the southeastern corner of the site, as shown (Figure 6-2). The Flood Map for Planning - Flood Zones plus Climate Change dataset (Figure 6-3), indicates that flooding extends marginally further into the site when considering climate change. Built development should avoid the areas at risk of fluvial flooding. Safe access and escape via East End are likely to be achievable.

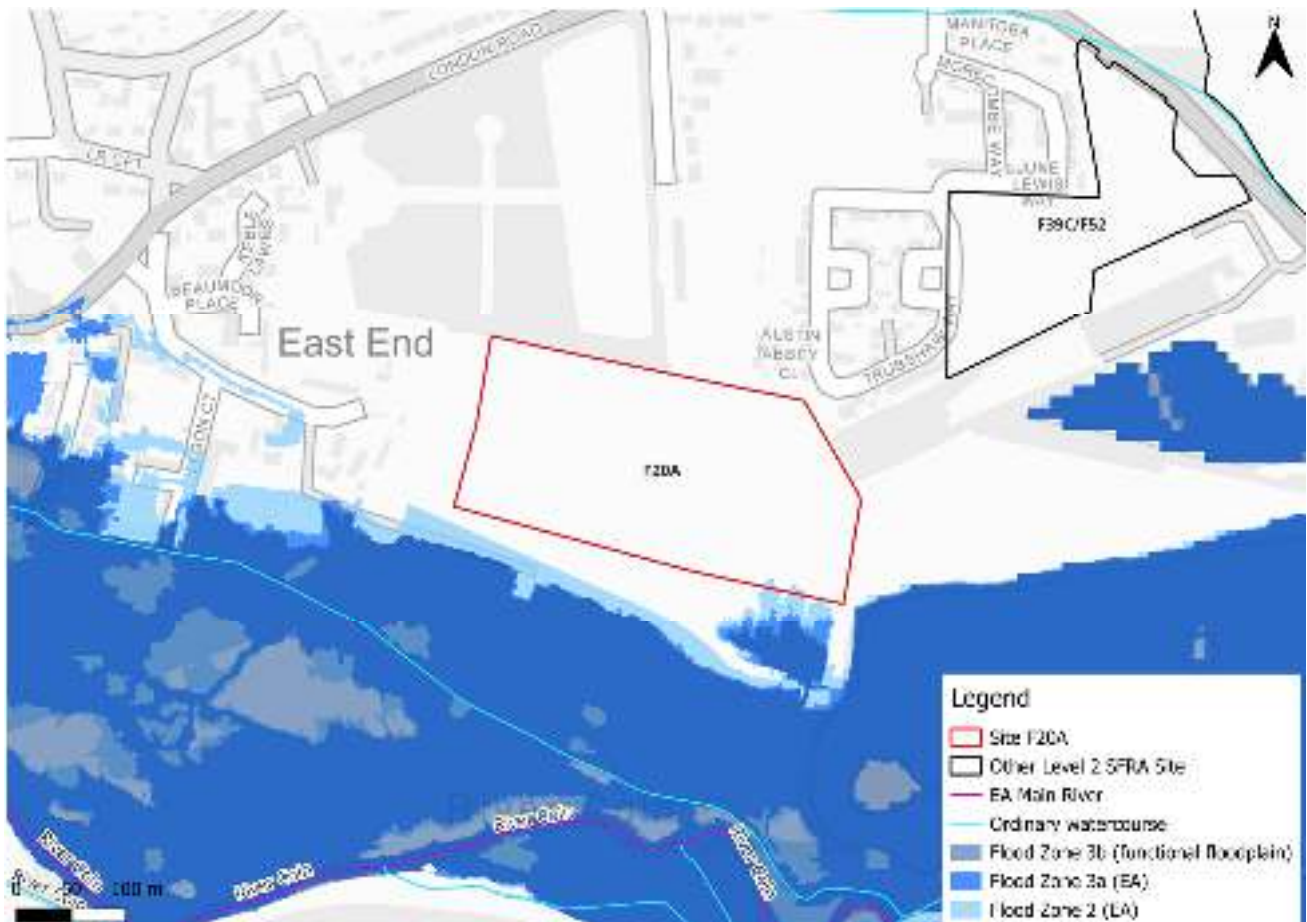


Figure 6-2: Flood Map for Planning - Flood Zones



Figure 6-3: Flood Map for Planning - Flood Zones plus Climate Change

6.2 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 6-4). There is an area of ponding within the north of the site during the 1% and 0.1% AEP events. Maximum flood depths within the site are between 0.075 and 0.15m (Figure 6-5) and hazard rating is very low (Figure 6-6). The area of ponding within the north of the site should be incorporated into site design and be left as amenity green space. Mapping indicates a flow path along East End, west of the site, during the medium and low risk events.

Based on available information, safe access and escape routes should be achievable via Cinder Lane to the north of the site.

Table 6-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
99	0.5	0.5	0

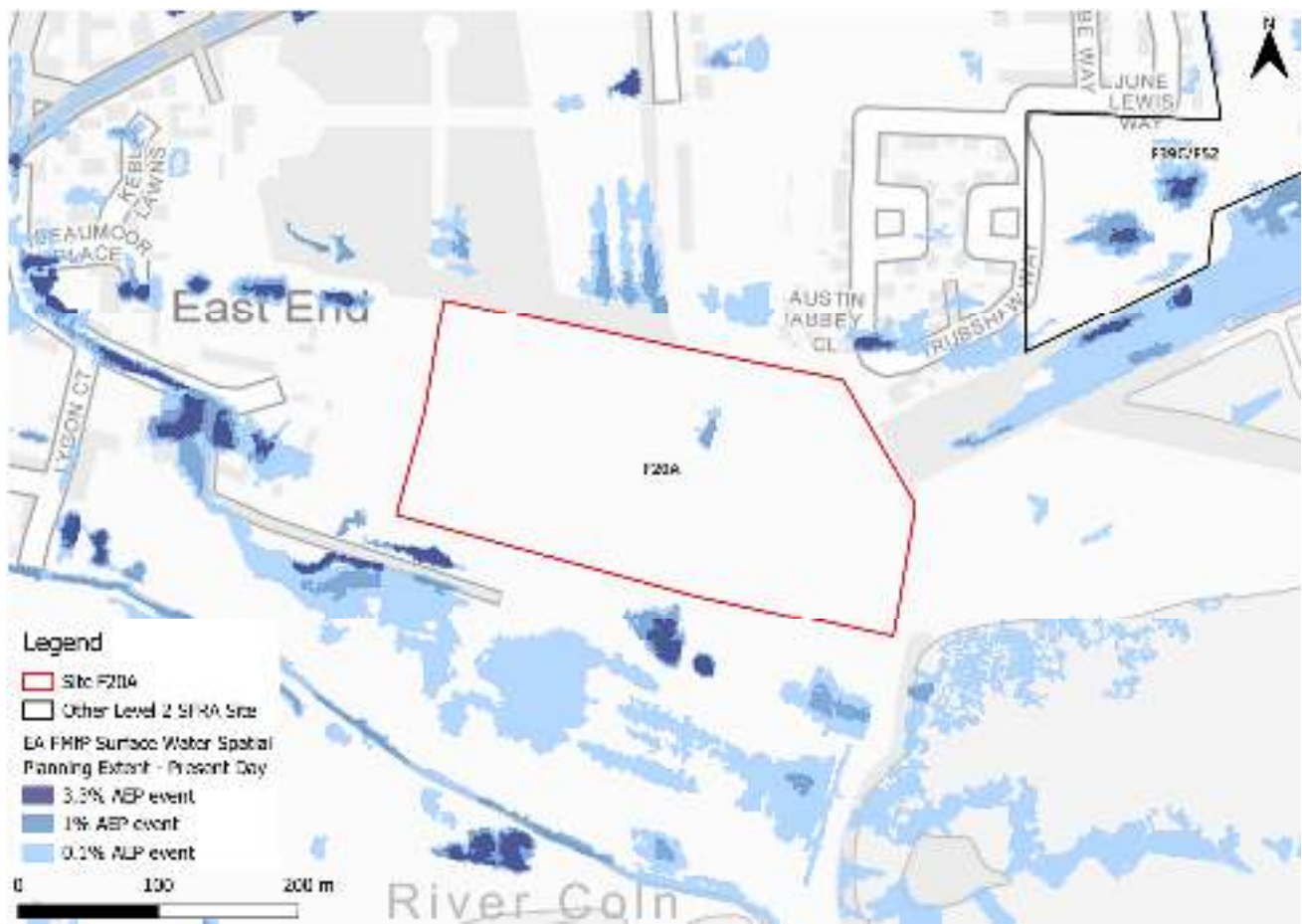


Figure 6-4: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 6-5: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 6-6: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard⁹

6.2.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

6.3 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Lechlade, Kempsford & Fairford South Ward within which the site is located.

6.4 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 6-7). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

⁹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.



Figure 6-7: JBA 5m Groundwater Emergence Map

6.5 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- Development should avoid the area of Flood Zone within the south of the site.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to an area of ponding in the north of the site, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance¹⁰, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.

¹⁰ [Gloucestershire County Council LLFA Key Documents](#)

- Safe access and escape routes appear to be achievable via Cinder Lane to the north of the site.

7 Site MK7

Site summary	
Location	Land between Summerville Ltd. And Stratford Road (NGR 416088, 244451)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	2.11 hectares



Figure 7-1: MK7 Existing site location boundary

7.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 7-2). There are two areas of ponding within the site. One along the northwestern site boundary and one which encroaches over the southwestern site boundary. Maximum flood depths within the site are between 0.075 and 0.15m (Figure 7-3) and hazard rating is very low in the medium risk event (Figure 7-4). The areas of ponding within should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Stratford Road to the southwest of the site.

Table 7-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
97	1	1	1



Figure 7-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 7-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 7-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹¹

7.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

7.2 Sewer flood risk

Severn Trent Water provided their historic risk registers which were aggregated by ward. There have been 22 recorded sewer flooding incidents that have occurred within the Campden & Vale Ward within which the site is located.

7.3 Groundwater

The entire site is within an area where there is no risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

¹¹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

7.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to two areas of shallow surface water ponding. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance¹², the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Stratford Road to the southwest of the site.

¹² [Gloucestershire County Council LLFA Key Documents](#)

8 Site R203ABC

Site summary	
Location	Land to the rear of the Knoll, Whelford Road (NGR 415899, 197208)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	9.21 hectares

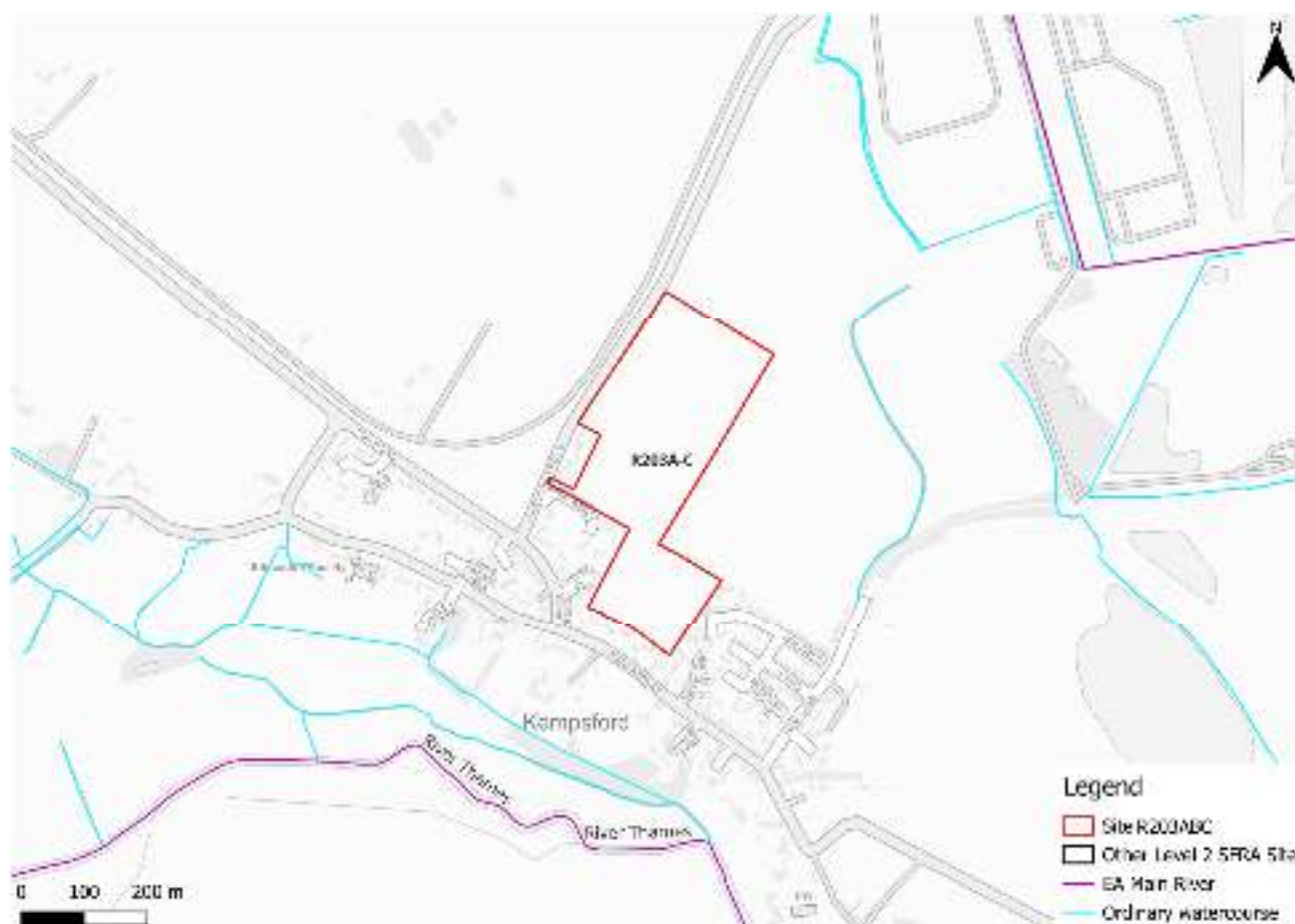


Figure 8-1: R203ABC Existing site location boundary

8.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 8-2). There are two areas of ponding in the southeastern corner of the site in the high risk event. In the low risk event several other areas of ponding form. During the medium risk (1% AEP) event, maximum flood depths within the site are between 0.075 and 0.15 m (Figure 8-3) and hazard rating is low to very low (Figure 8-4). The areas of ponding within the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Whelford Road to the northwest or The Knoll to the southwest of the site.

Table 8-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
96	2.5	1	0.5

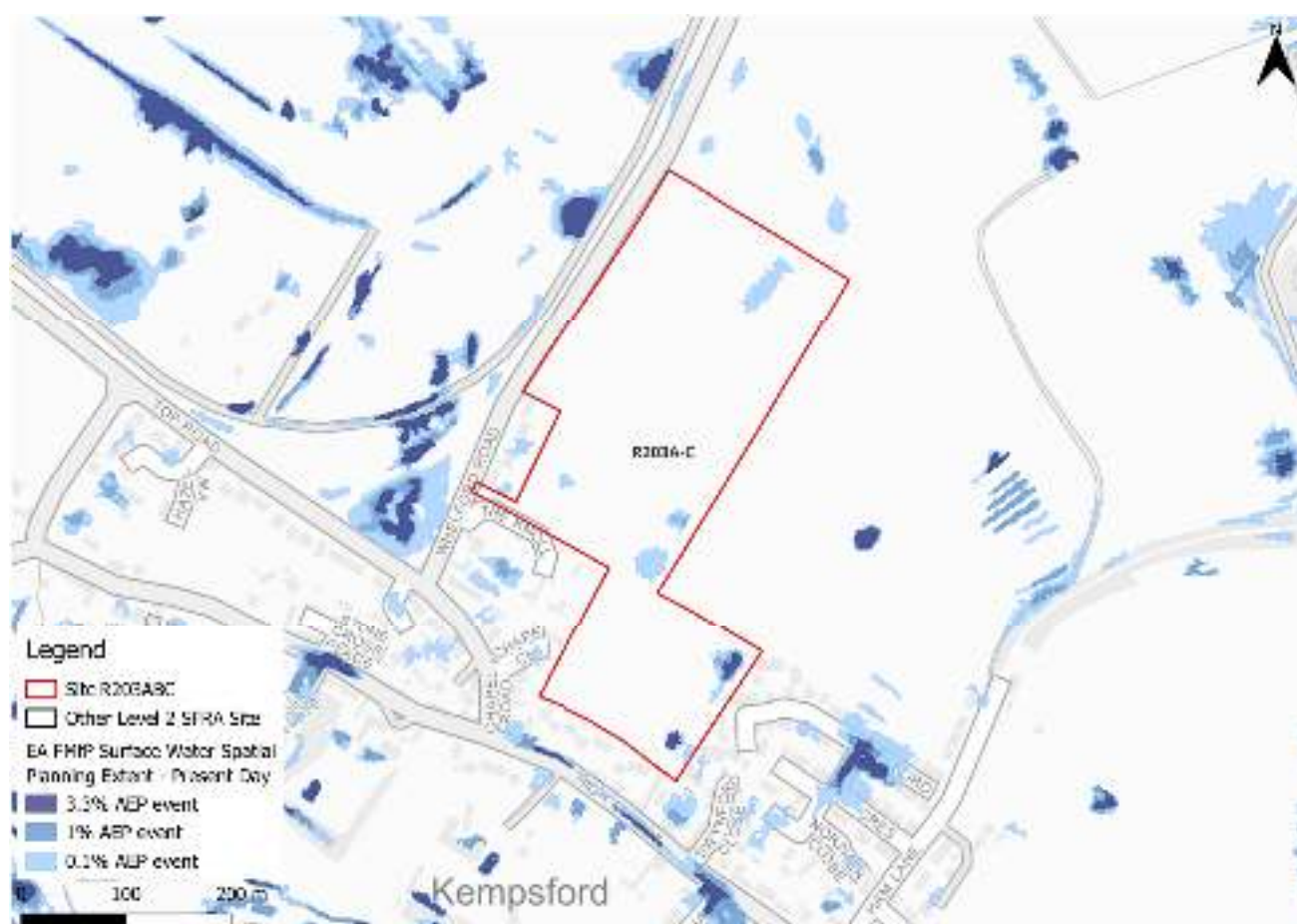


Figure 8-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 8-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 8-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹³

8.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

8.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Lechlade, Kempford & Fairford South Ward within which the site is located.

8.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 8-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

¹³ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.



Figure 8-5: JBA 5m Groundwater Emergence Map

8.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the southeast of the site. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.
- In line with LLFA guidance¹⁴, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.

¹⁴ [Gloucestershire County Council LLFA Key Documents](#)

- Safe access and escape routes appear to be achievable via Whelford Road to the northwest and The Knoll to the southwest of the site.

9 Site R591

Site summary	
Location	Former Godwin Pumps factory, Springfield Road, GL7 5BX (NGR 414324, 204411)
Existing site use	Industrial / brownfield
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.98 hectares



Figure 9-1: R591 Existing site location boundary

9.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 9-2). In the 1% AEP event, there is an area of ponding, constrained by existing development, in the western side of the site. In the 0.1% AEP event, an additional area of ponding forms on the southern side of the existing building. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 9-3), and hazard rating is very low in the medium risk event (Figure 9-4). The areas of ponding within the west of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Coneygar Road to the north or Springfield Road to the east of the site.

Table 9-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98.5	1	0.5	0

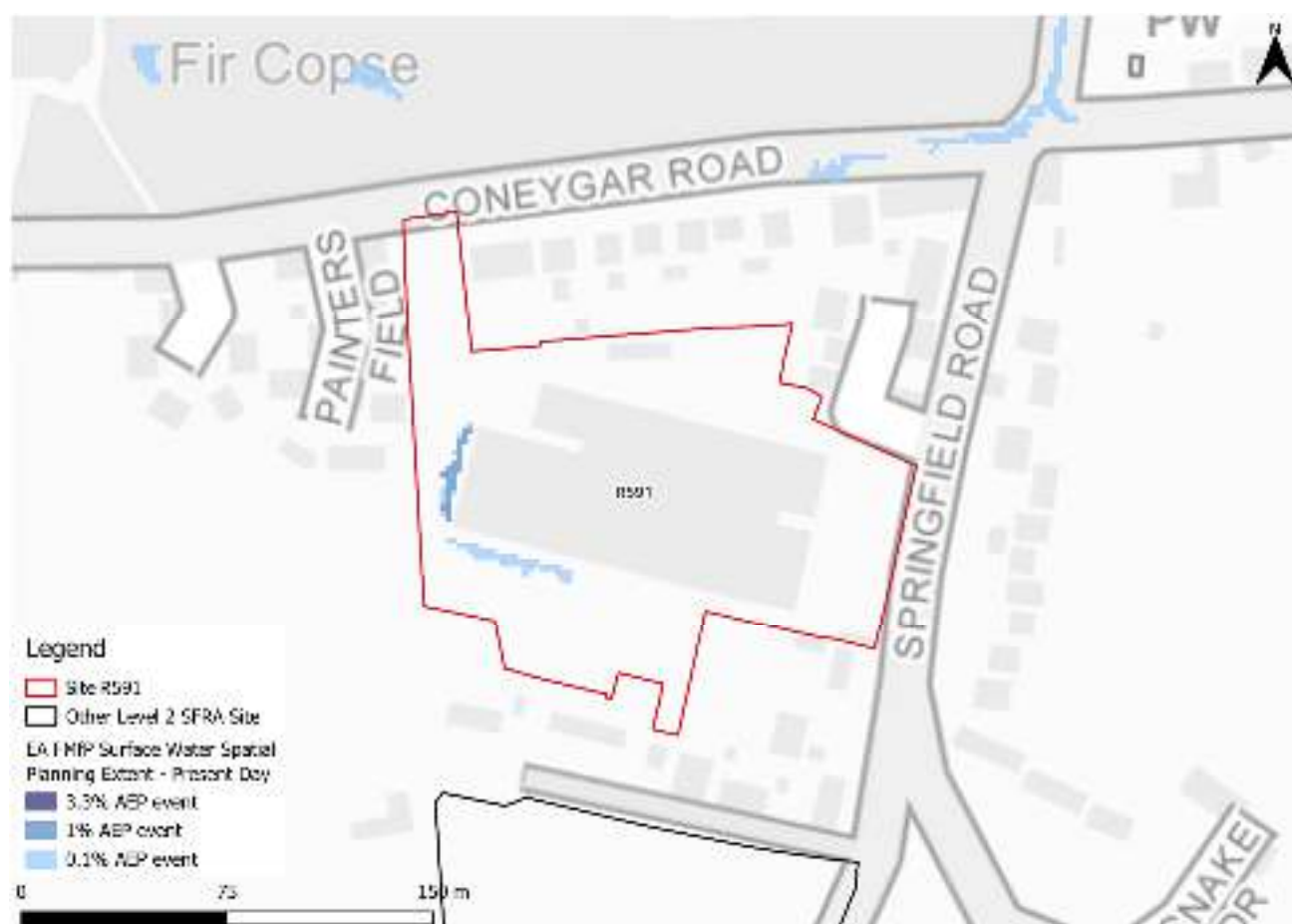


Figure 9-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 9-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 9-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹⁵

9.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

9.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

9.3 Groundwater

The entire site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

¹⁵ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

9.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to the western side of the site, confined by existing development, with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance¹⁶, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Coneygar Road to the north or Springfield Road to the east of the site.

¹⁶ [Gloucestershire County Council LLFA Key Documents](#)

10 Site R592

Site summary	
Location	Land at Springfield Road (NGR 414305, 204233)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.51 hectares



Figure 10-1: B56 Existing site location boundary

10.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 10-2). There is an area of ponding within the southeastern corner of the site in the 1% and 0.1% AEP events. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 10-3), and hazard rating is very low in the medium risk event (Figure 10-4). The area of ponding within the southeastern corner of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Springfield Road to the east of the site or via the unnamed road to the south of the site.

Table 10-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
99	0.5	0.5	0



Figure 10-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 10-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 10-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹⁷

10.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

10.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

10.3 Groundwater

The entire site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

¹⁷ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

10.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the southeastern corner of the site with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance¹⁸, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Springfield Road to the east of the site or via the unnamed road to the south of the site.

18 [Gloucestershire County Council LLFA Key Documents](#)

11 Site R670

Site summary	
Location	Glebe Farm Yard, Hatherop (NGR 415897, 205178)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	1.44 hectares



Figure 11-1: R670 Existing site location boundary

11.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 11-2). There is an area of ponding within the southwestern side of the site during the 3.3% AEP (high risk) event. In the medium and low risk events, this ponding expands and an additional area of ponding forms in the eastern side of the site. Ponding appears to be constrained by existing development. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 11-3), although are mostly shallow, and hazard rating is very low in the medium risk event (Figure 11-4). The areas of ponding within the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from the unnamed road to the west of the site.

Table 11-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
95	3	1	1

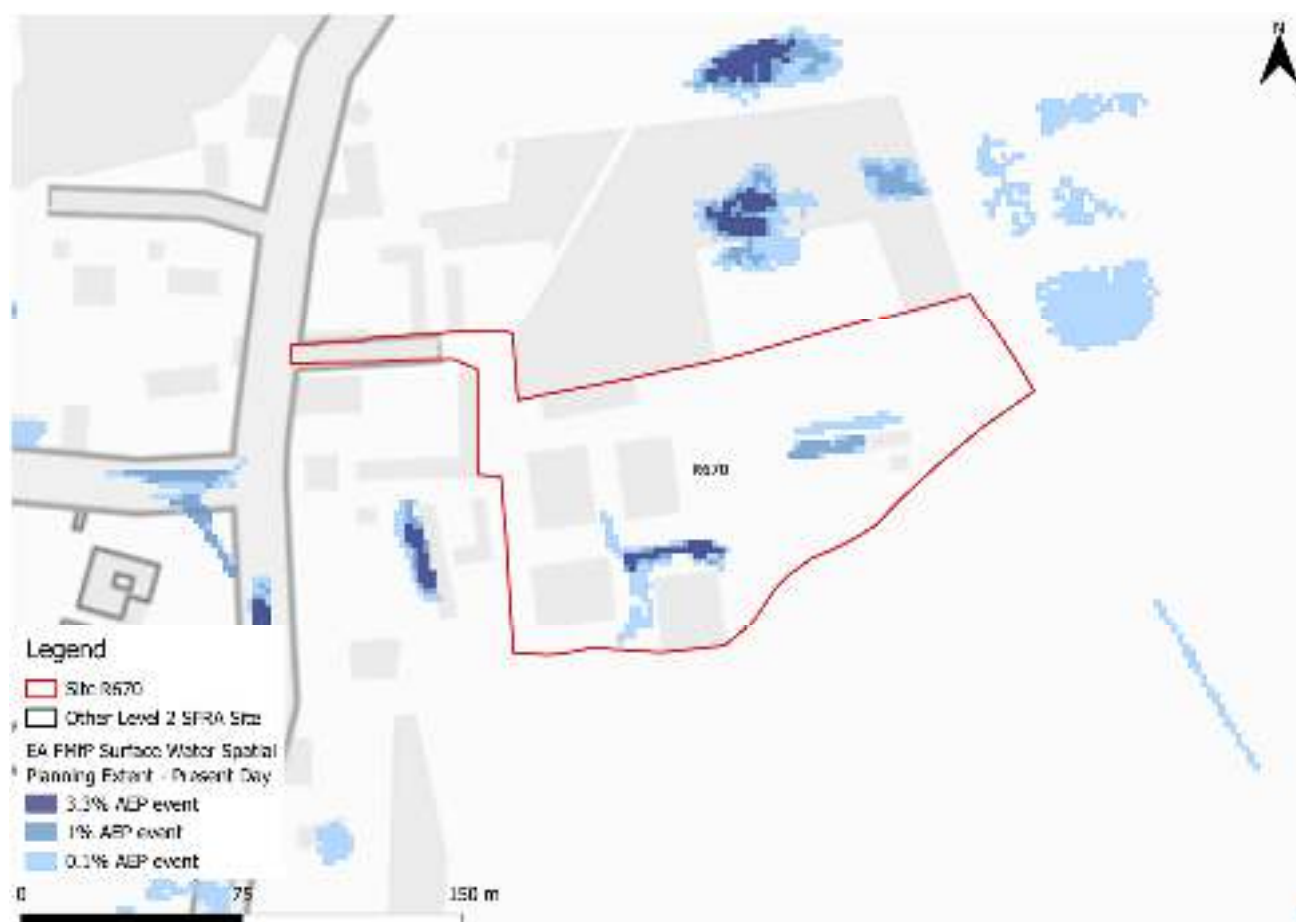


Figure 11-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 11-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 11-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard¹⁹

11.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

11.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been 63 recorded sewer flooding incidents that have occurred within the Coln Valley Ward within which the site is located.

11.3 Groundwater

The site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

¹⁹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

11.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk appears to be confined by existing development, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance²⁰, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via the unnamed road to the west of the site.

²⁰ [Gloucestershire County Council LLFA Key Documents](#)

12 Site S55B

Site summary	
Location	Land adjoining Tall Trees, Oddington Road (NGR 419612, 225568)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	0.58 hectares



Figure 12-1: S55B Existing site location boundary

12.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 12-2). Mapping indicates a flow path running along part of the southern site boundary. Maximum flood depths within the site are between 0.075 and 0.15 m (Figure 12-3), and hazard rating is low in the medium risk event (Figure 12-4). The flow path should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Oddington Road to the north of the site.

Table 12-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
98	1.5	0.5	0



Figure 12-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 12-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 12-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard²¹

12.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

12.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been five recorded sewer flooding incidents that have occurred within the Stow Ward within which the site is located.

12.3 Groundwater

The site is within an area where there is little risk of groundwater flooding. Groundwater conditions are therefore suited to infiltration SuDS.

²¹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.

12.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is confined to the southern corner of the site, with shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- In line with LLFA guidance²², the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via from Oddington Road to the north of the site.

13 Site SD20 (Strategic extension to the south-west of Siddington)

Site summary	
Location	Land north of Clark's Lane and south of Old Canal (NGR 402786, 199342)
Existing site use	Agriculture
Existing site vulnerability	Less vulnerable
Proposed site use	Residential
Proposed site vulnerability	More vulnerable
Site area	21.7 hectares

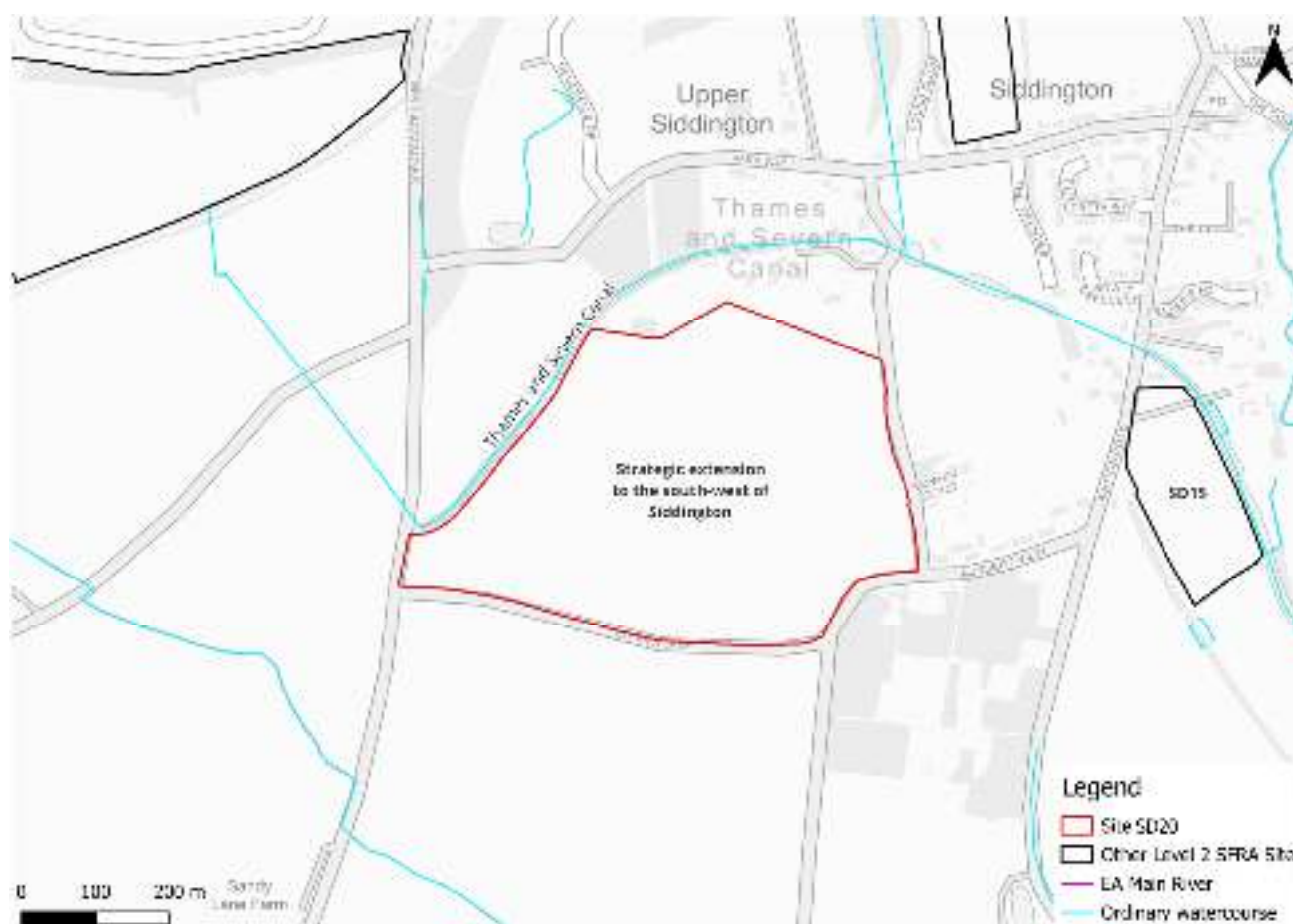


Figure 13-1: SD20 Existing site location boundary

13.1 Surface water

The site is predominantly outside of the 0.1% AEP surface water event, based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Extent map (Figure 13-2). Mapping indicates a surface water flow path along the course of the old canal which runs beside the northwestern site boundary. There is an area of ponding along the southern boundary of the site in the high risk event. In the medium risk event, this ponding expands and a flow path begins to form in the low risk event. Maximum flood depths within the site are between 0.3 and 0.6 m (Figure 13-3), although are mostly shallow, and hazard rating is low to moderate in the medium risk event (Figure 13-4). The area of ponding along the southern boundary and the flow path within the south of the site should be incorporated into site design and be left as amenity green space.

Based on available information, safe access and escape routes should be available from Clark's Lane to the south, Spratsgate Lane to the west or the unnamed road to the east of the site.

Table 13-1: Existing surface water flood risk based on percentage area at risk using the Flood Map for Planning - Surface Water Spatial Planning Extent Present Day map

Less than 0.1% AEP event (%)	0.1% AEP event (%)	1% AEP event (%)	3.3% AEP event (%)
94	4	0	2

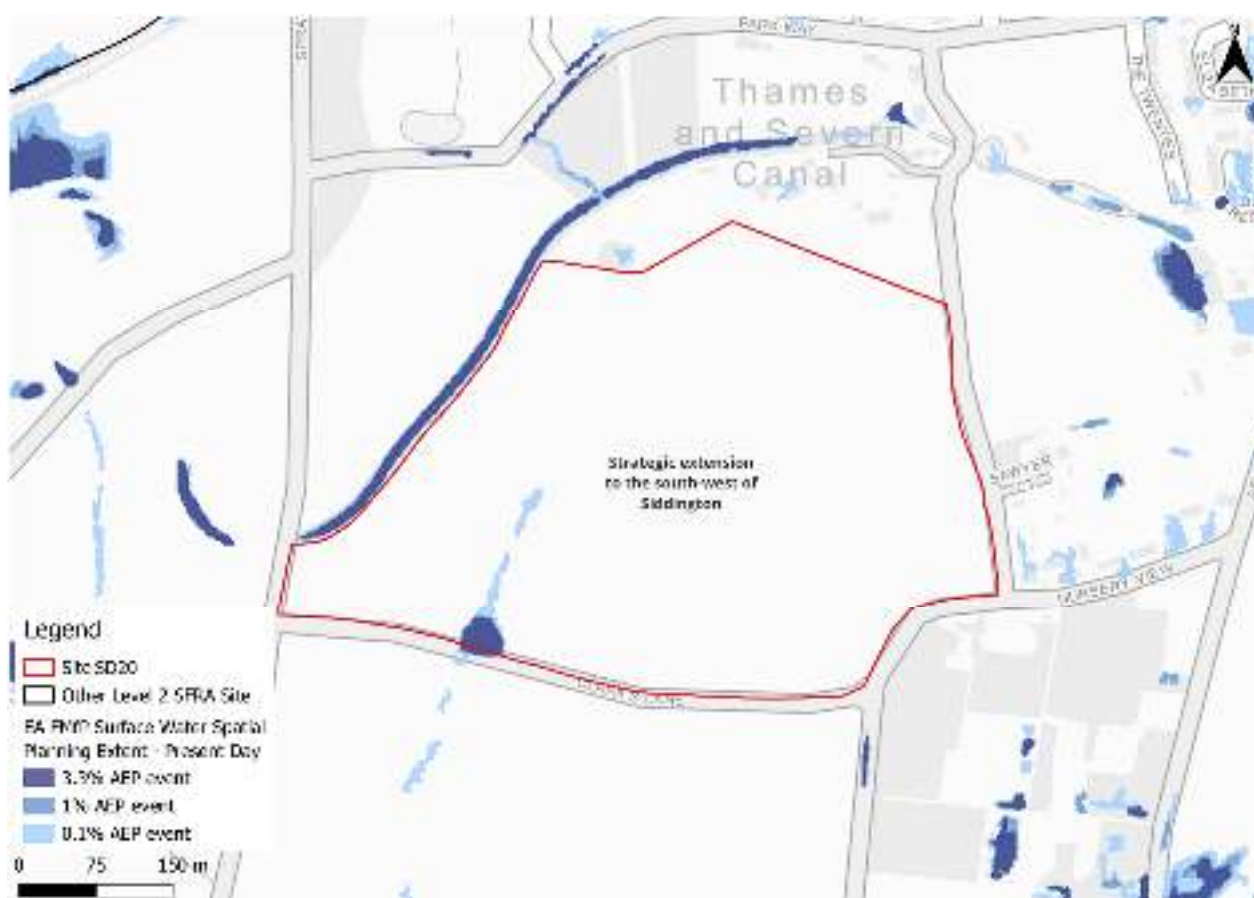


Figure 13-2: Flood Map for Planning - Surface Water Spatial Planning Extents Present Day



Figure 13-3: Flood Map for Planning - Surface Water Spatial Planning Depths (m) Present Day for the 1% AEP event



Figure 13-4: Third generation - Risk of Flooding from Surface Water map present day medium risk event surface water flood hazard²³

13.1.1 Climate change

Based on the EA's national scale Flood Map for Planning - Surface Water Spatial Planning Climate Change Extent map, onsite flood risk is not likely to increase significantly in the future.

13.2 Sewer flood risk

Thames Water provided their historic risk registers which were aggregated by ward. There have been no recorded sewer flooding incidents that have occurred within the Siddington & Cerney Rural Ward within which the site is located.

13.3 Groundwater

Much of the site is in an area where there is a risk of groundwater flooding to both surface and subsurface assets (Figure 13-5). Groundwater conditions are likely therefore unsuited to infiltration SuDS.

²³ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency.



Figure 13-5: JBA 5m Groundwater Emergence Map

13.4 Summary and recommendations

Based on the evidence presented in the Level 1 SFRA (2026) and this Level 2 SFRA:

- The site is not required to pass the exception test as it is not located within Flood Zone 3a.
- The site is wholly within Flood Zone 1 and at no additional risk from climate change.
- There is no risk to the site from reservoir flooding.
- Development should be possible at this site given the low fluvial and nominal surface water flood risk to the site.
- Surface water risk is predominantly confined to an area of ponding along the southern site boundary, with largely shallow depths. Surface water flood hazard must be confirmed at the site-specific FRA stage.
- Onsite surface water flood risk is not likely to increase significantly in the future.
- Groundwater levels should be further investigated at the site-specific FRA stage through percolation testing in both wet and dry conditions.

- In line with LLFA guidance²⁴, the developer should aim to achieve greenfield runoff rates. The developer should also follow the National SuDS guidance.
- Safe access and escape routes appear to be achievable via Clark's Lane to the south, Spratsgate Lane to the west or the unnamed road to the east of the site.

24 [Gloucestershire County Council LLFA Key Documents](#)

