

## Appendix A: Sequential Test Tables by Settlement

### Bell Bar

Site ref	Site name	% land within Flood Zone <sup>1</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
BrP1	Upper Bell Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (19% in the 1,000 year risk event) This goes through the middle of the site.	Yes	Yes (as was the case in 2016 SET)

### Brookmans Park

Site ref	Site name	% land within Flood Zone <sup>2</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
BrP5	Land west of Brookmans Park	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	Unknown There is a small ordinary watercourse that runs through the site from south to north that will need to be modelled at application stage should the site be allocated.	Yes	Yes
BrP6	Land west of Bluebridge Road	95%	5%	3%	2%	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only very small percentages of FZ2, 3a and 3b coming from the Ray Brook on the northern boundary. Therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites	No  Notes: Whilst not high risk, the site is affected by surface water flooding (16% in the 1,000 year risk event) but only very small percentages at risk in lesser events. Most is associated with the watercourse bordering the site to the north, with narrow rivulets running towards it in the higher return periods.	Yes	Yes (as was the case in the 2016 SET)

<sup>1</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>2</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

Brookmans Park (continued)

Site ref	Site name	% land within Flood Zone <sup>3</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
BrP12	Land north of Peplins Way	96%	4%	3%	2%	Dwelling houses and care home	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only very small percentages of FZ2, 3a and 3b, therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites	No Notes: Whilst not high risk, the site is affected by surface water flooding (5% in the 100 year risk event, but 29% in the 1000 year risk event) spread across the site. An un-named and un-modelled watercourse on the eastern boundary could not be modelled in 2015 due to lack of clear definition of the channel. Therefore, some work may need be undertaken at application stage, but given the size of the channel, location of watercourse and size of the site, the overall risk is likely to be low.	Yes	Yes (as was the case in the 2016 SET)
BrP12a (smaller scenario)	Land north of Peplins Way	94%	6%	5%	5%	Dwelling houses and care home	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only small percentages of FZ2, 3a and 3b, therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites	No Notes: Whilst not high risk, the site is affected by surface water flooding (5% in 100 year but 30% in the 1000 year risk event) mainly associated with the unnamed watercourse on the southern site boundary.	Yes	Yes
BrP34	Brookmans Park Transmission Station	100%	-	-	-	Mixed use	More vulnerable/Less vulnerable	Yes	Yes	ET/Yes	No	.Entire site is within Flood Zone 1	No Notes: Whilst not high risk, the site is affected by surface water flooding (12% in the 1,000 year risk event) mainly in the northern half, with very little flooding in lesser events.	Yes	Yes
BrP36	Brookmans Park Golf Club	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>3</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Cuffley

Site ref	Site name	% land within Flood Zone <sup>4</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Cuf5	Land at Northaw Road East	96%	4%	3%	2%	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only very small percentages of FZ2, 3a and 3b, therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites	No Notes: Whilst not high risk, the site is affected by surface water flooding (12% in the 1000 year risk event) and mainly confined to the south western boundary associated with Hempshill Brook.	Yes	Yes (as was the case in the 2016 SET)
Cuf10	Land adjacent 1 The Ridgeway	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
Cuf12	Land at Northaw Road East	98%	2%	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only very small percentages of FZ2, 3a and 3b, therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites.	No	Yes	Yes (as was the case in the 2016 SET)
Cuf15	36 Adjacent King George V Playing Fields	90%	10%	8%	7%	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Site is predominantly within Flood Zone 1, but there are areas of Flood Zones 2, 3a and 3b. Development can be kept entirely to Flood Zone 1 so there is no need to consider alternative sites entirely within Flood Zone 1	Yes  Surface water flood risk is significant in this location with 10% 14% and 28% of the site affected in the 30, 100, and 1000yr risk events respectively. Areas at risk are mainly associated with the Hempshill/Northaw Brook along the southern boundary and the drainage ditch running through the site. Design and layout should take account of these zones and should avoid the highest risk areas (30yr).  Additionally, there is an un-named watercourse flowing towards the Northaw Brook through the east of the site which will need to be modelled as part of any planning application, if allocated.	Yes	Yes, although a site-specific FRA would be required to assess the risk posed from the Ordinary Watercourse

<sup>4</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Digswell

Site ref	Site name	% land within Flood Zone <sup>5</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
	No sites passed Stage 1 and 2 of the HELAA 2019														

## Hatfield

Site ref	Site name	% land within Flood Zone <sup>6</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Hat19	Land off Bramble Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in 2016 SET)
Hat20	Angerland South	100%				Employment/Non-residential institutions	Less vulnerable	Yes	Yes	Yes	No	Entire site is within Flood Zone 1	No	Yes	Yes
HC08	Lemsford Road Hatfield	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
HC11	Meridian House	100%				Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
HE17	Link Drive Hatfield	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
HSW92	Minster Close	100%				Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
HSW94	College Lane North	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	Yes Site is affected by surface water flooding. This includes 15% of the site in the 100 year risk event, increasing to 36% in the 1000 year risk event. The zones mainly run through the middle of the site from north to south. Therefore, mitigation measures should be considered when designing the site, such as leaving areas of green open space for drainage/avoiding areas of high risk and raised finished floor levels.	Yes	Yes

<sup>5</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>6</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Little Heath

Site ref	Site name	% land within Flood Zone <sup>7</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
LHe3 (extension to BrP7)	Land south of Hawkshead Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
LHe4	Studlands, Hawkshead Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
LHe5	Videne Hawkeshead Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

## Newgate Street Village

Site ref	Site name	% land within Flood Zone <sup>8</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
NS1	Land adj Tolmers Park	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
NS3a	Tolmers Park Farm (small site)	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
NS3b	Tolmers Park Farm (medium site)	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
NS3c	Tolmers Park Farm (large site)	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>7</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>8</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Northaw

Site ref	Site name	% land within Flood Zone <sup>9</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Nor13	Land at Park Farm	99%	Less than 1%	Less than 1%	Less than 1%	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Site is predominantly in Flood Zone 1 with only very small percentages of FZ2, 3a and 3b, therefore, development can be kept entirely to FZ1 and there is no need to consider alternative sites	No	Yes	Yes
Nor13a	Land and buildings at Park Farm	99%	Less than 1%	-Less than 1%	Less than 1%	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

## Oaklands and Mardley Heath

Site ref	Site name	% land within Flood Zone <sup>10</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
OMH9	Land r/o 19-23 The Avenue	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

## Potters Bar

Site ref	Site name	% land within Flood Zone <sup>11</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
	No sites passed Stage 1 and 2 of the HELAA 2019														

<sup>9</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>10</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>11</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Stanborough and Lemsford

Site ref	Site name	% land within Flood Zone <sup>12</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
StL1	Land to the north of New Road, Stanborough	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
StL3	Land at and adjacent The Holding, Stanborough	100%				Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
StL13	Land at Roebuck Farm, Lemsford	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
StL15	Land to the east of Great North Road, Stanborough	100%				Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
StL16	Land adj to Lemsford School, Lemsford	100%				Dwelling houses employment and retail	More vulnerable/Less vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
StL17 (GTLAA010)	Land at Great North Road, Stanborough	100%				Residential Caravan	Highly vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No Notes: Whilst not high risk, the site is affected by surface water flooding in all modelled return periods (7% in the 30 year risk event, 9% in the 100 year risk event and 21% in the 1000 year risk event)). It mainly lies in the middle of the northern part of the site	Yes	Yes

<sup>12</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Swanley Bar

Site ref	Site name	% land within Flood Zone <sup>13</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
SB1	Scenario 1- Land south of Swanley Bar Lane	100%				Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No Notes: Whilst not high risk, the site is affected by surface water flooding (18% in the 1000 year risk event) with 2 flood flow paths converging in the north east of the site, and only very small percentages of flooding in lower return periods.	Yes	Yes
SB1a (smaller scenario)	Scenario 2- Land south of Swanley Bar Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No Notes: Whilst not high risk, the site is affected by surface water flooding (14% in the 1000 year risk event) with 2 flood flow paths converging in the north east of the site. There is no flooding in lower return periods.	Yes	Yes
SB1b (smaller scenario)	Scenario 3- Land south of Swanley Bar Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No Notes; Whilst not high risk, the site is affected by surface water flooding (16% in the 1000 year risk event) with 2 flood flow paths converging in the north east of the site. There is no flooding in the lower return periods.	Yes	Yes

<sup>13</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b



## Welham Green

Site ref	Site name	% land within Flood Zone <sup>14</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
WeG1	Units 1-3 Welham Manor	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
WeG3	South of Welham Manor	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
WeG3a	South of Welham Manor and west of Station Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
WeG6	Skimpans Farm, Welham Green	89%	11%	8%	6%	Dwelling houses	More Vulnerable	Yes	Yes	ET	No	Site is predominantly within Flood Zone 1, but there are areas of Flood Zones 2, 3a and 3b. Development can be kept entirely to Flood Zone 1 so there is no need to consider alternative sites entirely within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (9% in the 1000 year risk event and 26% in the 1000 year risk event). It is mainly confined to the southern/south eastern boundary, following the line of the upper reaches of the Mimmshall Brook.  Watercourses within the site boundary have not been modelled so the risk is unknown at present. However, they appear to begin on site, so the risk is unlikely to be high. Further work will need to be undertaken on the risk posed by these ordinary watercourses should this site be allocated through the plan.	Yes	Yes (as was the case in the 2016 SET)
WeG10	Land at Dixons Hill Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
WeG12	Pooleys Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
WeG15	Land at Potterells Farm	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
WeG17	South of Dixons Hill Road	100%	-	-	-	Primary School	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>14</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Welwyn

Site ref	Site name	% land within Flood Zone <sup>15</sup>				Proposed use	Flood Risk Vulnerability of proposed use	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Wel1	Land at Kimpton Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
Wel2	Land adjoining Welwyn Cemetery	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes (as was the case in the 2016 SET)
Wel6	Land at School Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
Wel14b	Linces Farm land west of Wilshere Road and north of School Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
Wel15	Fulling Mill Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No Notes: Whilst not high risk, the site is affected by surface water flooding (17% in the 1000 year risk event). Most of this is associated with the valley adjacent to the River Mimram to the east of the site.	Yes	Yes (as was the case in the 2016 SET)
Wel16	Land at School Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>15</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Welwyn Garden City

Site ref	Site name	% land within Flood Zone <sup>16</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Han40a	Town Centre North	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No		Yes  The site is affected by surface water flooding, (including 7% in the 30 year risk event going up to 24% in the 1000 year risk event). Likely to be due to highly urbanised nature of area so could benefit from redesign that for example in this instance, could include some sustainable drainage/small green areas.	Yes	Yes
Hol23	Neighbourhood Parade Hollybush Lane and Howlands	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
Pea97	Former Norton Building	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (15% in the 1000 year risk event) surrounding the existing large industrial building, mainly to the south and west as well as the central open area.	Yes	Yes
Pea102	Bio-Park Broadwater Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
Pea103	29 Broadwater Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes
Pea104	90 YMCA Peartree Lane	100%	-	-	-	Mixed Use Residential, office, hostel and training	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (25% in the 1000 year risk event) around the western part of the existing building, but only very small percentages in the lower return periods.	Yes	Yes
Pea105	Bridge Road East	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	Yes  The site is affected by surface water flooding. 20% of the site is affected in the 100 year risk event. This is concentrated towards the rear of the site to the north east. Site design should take this into account, in this instance for example rear gardens could be situated in areas prone to surface water flooding.	Yes	Yes

<sup>16</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

Welwyn Garden City (continued)

Site ref	Site name	% land within Flood Zone <sup>17</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
Pea106	73-83 Bridge Road East	100%	-	-	-	Dwelling houses and B1 Use	More vulnerable	Yes	Yes	ET/Yes	No	Entire site is within Flood Zone 1	Yes  Significant levels of surface water flood risk, (23% in the 100 year and 40% in the 1000 year risk events) surround the smaller building in the western part of the site. Steps should be taken to design out some of the risk, for example by having some permeable areas, reducing the built development in the highest risk areas and raising finished floor levels.	Yes	Yes
Pea107	B&Q Swallowfields	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET/Yes	No	Entire site is within Flood Zone 1	No	Yes	Yes
WGC4(a)	Land North East of Welwyn Garden City	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>17</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

**Woolmer Green**

Site ref	Site name	% land within Flood Zone <sup>18</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
WE100	51-53 London Road	100%	-	-	-	Dwelling houses employment and retail	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (30% in the 1000 year risk event) mainly on the eastern side of the site associated with a much deeper depression where water pools just off the eastern boundary. Only very small percentages of the site floods in lower return periods.	Yes	Yes
WGr3	Land at 52 London Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No  Notes: Whilst not high risk, the site is affected by surface water flooding (17% in the 1000 year risk event) mainly due to the proximity of the rail embankment directly to the west of the development site. There are only very low percentages of flood risk in lower return periods.	Yes	Yes (as was the case in the 2016 SET)
WGr7	Heath Lane	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	Yes	No	Entire site is within Flood Zone 1	No	Yes	Yes
WGr7a	Land north of Heath Road	100%	-	-	-	Dwelling houses	More vulnerable	Yes	Yes	ET	No	Entire site is within Flood Zone 1	No	Yes	Yes

<sup>18</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

**Rural North**

Site ref	Site name	% land within Flood Zone <sup>19</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
	No sites passed Stage 1 and 2 of the HELAA 2019														

**Rural South**

Site ref	Site name	% land within Flood Zone <sup>20</sup>				Proposed use	Vulnerability classification	Flood Zone compatibility				Can Development be Allocated in a Lower Flood Risk Zone?	High risk of flooding from other sources?	Proposed Use Acceptable?	Sequential Test Passed?
		1	2	3a	3b			1	2	3a	3b				
	No sites passed Stage 1 and 2 of the HELAA 2019														

<sup>19</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

<sup>20</sup> % may not total 100% due to overlap of Flood Zone 2 and 3a/3b

## Appendix B – Sites in the Draft Local Plan 2016

DLP 2016 Site ref	2016 HELAA ref	Site location	Settlement	Sequential test passed 2016	2019 Update
SDS1	WGC4	NE Welwyn Garden City	Welwyn Garden City	Yes	No change
SDS2	WGC5	SE Welwyn Garden City	Welwyn Garden City	Yes	No change
SDS3	Pea02b	Broadwater Road West SPD site (north)	Welwyn Garden City	Yes	No change
SDS4	Pea02c	Broadwater Road West SPD site (west)	Welwyn Garden City	Yes	No change
HS1	Pano1b	Bericot Way and Waterbeach	Welwyn Garden City	Yes	No change
HS2	WGC1	Creswick	Welwyn Garden City	Yes	No change
HS3	Pea08	80 Bridge Road East	Welwyn Garden City	Yes	High risk of surface water flooding- 17% in the 100yr and 35% in the 1000yr event.
HS4	Hal03	Ratcliff Tail Lift site, Bessemer Road	Welwyn Garden City	Yes	No change
HS5	Hol19	Hyde Valley House	Welwyn Garden City	Yes	High risk of surface water flooding- 12% in the 100yr event and 66% in the 1000yr.
MUS1	Han40	Town Centre North	Welwyn Garden City	Yes	High risk of surface water flooding 12% in the 100yr and 24% in the 1000yr
HS6	Han91	Gosling Sports Park, Stanborough Road	Welwyn Garden City	Yes	No change
HS7	Hal02	Land at Waterside	Welwyn Garden City	Yes	Proposed modification to remove site from the plan following Hearing Session 4
HS8	Pea24	St Michael's House, Holwell Road	Welwyn Garden City	Yes	No change
SDS5	Hat1/Hat13	North West Hatfield	Hatfield	Yes	No change (Un-modelled ordinary watercourse and surface water flow route)
MUS2	HC100b	1-9 Town Centre	Hatfield	Yes	No change
MUS3	HW100	High View	Hatfield	Yes	No change
HS9	HE80	Land at Onslow St Audrey School, Howe Dell	Hatfield	Yes	No change
HS10	HS31	Garages at Hollyfield	Hatfield	Yes	No change
HS11	Hat11	Land at South Way	Hatfield	Yes	No change
HaHS13	HS91	Land to the rear of Filbert Close	Hatfield	Yes	No change
HS14	HE23	L Kahn Manufacturing site, Wellfield Road	Hatfield	Yes	No change
HS15	WGr1	Land east of London Road	Woolmer Green	Yes	No change
HS16	OMH8	2 Great North Road	Oaklands and Mardley Heath	Yes	No change
HS32	GTLAA04	Four Oaks, Great North Road	Oaklands and Mardley Heath	Yes	No change
HS17	OMH5	Land rear of 2-12 Great North Road	Oaklands and Mardley Heath	Yes	No change

Appendix B (continued)

DLP 2016 Site ref	2016 HELAA ref	Site location	Settlement	Sequential test passed 2016	2019 Update
HS18	Wel11	The Vineyards	Welwyn	Yes	No change
HS19	Wel4	Sandyhurst	Welwyn	Yes	No change
HS20	Wel3	School Lane	Welwyn	Yes	High risk of surface water flooding- 12% of the site in the 100yr event and 31% in the 1000.
HS35	GTLAA01	Foxes Lane, Dixons Hill Road	Welham Green	Yes	No change (Un-modelled ordinary watercourse and surface water flooding)
SDS7	WeG4b	Marshmoor	Welham Green	Yes	Fluvial flood risk reduced (from 95% in FZ1 to 99% in FZ1). Surface water flood risk remains the same (10% in the 100 year)
HS21	BrP13	Land west of Golf Club Road	Brookmans Park	Yes	No change
HS22	BrP4	Land west of Brookmans Park Railway Station	Brookmans Park	Yes	No change
HS23	BrP14	Land east of Golf Club Road	Brookmans Park	Yes	No change
HS24	BrP7	Land south of Hawkshead Road	Little Heath	Yes	Surface water flooding reduced to virtually zero
HS25	LHe1	Land north of Hawkshead Road	Little Heath	Yes	No change
HS26	No02	36 The Ridgeway and land to the rear	Cuffley	Yes	No change (Un-modelled ordinary watercourse goes through the site)
HS27	Cuf1	Land at The Meadway	Cuffley	Yes	No change
HS28	Cuf6	Land south of Northaw Road East	Cuffley	Yes	No change
HS29	Cuf12	Land north of Northaw Road East	Cuffley	Yes	Fluvial flood risk now excluded-from 98% in FZ1 to 100% in FZ1
HS30	Cuf7	Wells Farm, Northaw Road East	Cuffley	Yes	Fluvial flood risk reduced slightly from 84% in FZ1 to 87% in FZ1
HS31	No10	Land west of St Martin de Porres Church	Cuffley	Yes	No change
SDS6	Hat15	Symondshyde - new village	Rural Area	Yes	No change
HS33	GTLAA08	Barbaraville, Mill Green	Rural Area	Yes	Remains high risk from surface water flooding and potentially from un-modelled watercourse running through/under site.
HS34	GTLAA09	Coopers Green Lane	Rural Area	Yes	Proposed modification to remove site from the plan following Hearing Session 4