

# CC001-G

## NOTE TO FILE



JBA Project Code	2022s0676
Contract	Chelmsford Level 1 & 2 Strategic Flood Risk Assessments
Client	Chelmsford City Council
Author	Ed Mumford
Date	18/12/24
Subject	Cover Note to Appendix G

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### 1 Appendix G

Appendix G contains site screening outputs from the screening of sites provided by Chelmsford City Council, following the methodology shown in chapter 5.1 of the Level 2 Strategic Flood Risk Assessment (SFRA). Whilst the screening exercise was first undertaken as part of the Level 1 SFRA, it was not published at that time, as the sites to be included were not finalised and various new sites were screened/ existing site boundaries altered over the course of the Level 2 work.

Following the completion of the level 2 SFRA, Appendix G has been added to the Level 1 SFRA as an Appendix documenting all sites that were screened by JBA in the course of the work. Not all sites identified as Red were taken forwards by the council and in this case did not have a detailed site summary table produced as part of the Level 2 SFRA. Similarly, sites identified as Yellow and Green in the Appendix G may not have been taken forwards by the council due to other considerations- this Appendix documents only the flood risk considerations to screened sites.

No other changes have been made to the content or conclusions from the Level 1 SFRA as part of this update.

JBA Site Code	Allocation	2023 Site Reference	Location Description	Site Area	%in Flood Zone 2	% Flood Zone 3	% in 0.1% AEP Surface Water Extent	% in 1%AEP Surface Water Extent	% in 3.33% AEP Surface Water Extent	% in 1%AEP+ 40% Climate Change Surface Water Extent	Watercourse w/in site	W/in 250m of defences	500m of defences	W/in model extent?	Which model if yes?	Notes	Requires consideration in Level 2 SFRA to be taken forward?
HS_31	CW1a	242	Former Gas Works Wharf Road Chelmsford	3.29	100.0	93.8	55.3	3.4	0.8	46.6	Y	Y	Y	N		Watercourse shares a boundary with the site, Defences close to the site should be noted within the report.	Y
HS_17	CW1c	243	Lockside Navigation Road Chelmsford	2.25	80.6	57.2	44.7	18.1	9.3	40.1	Y	Y	Y	N		Watercourses share boundaries with the site.	Y
HS_18	CW1d	244	Baddow Road Car Park And Land To The East	1.15	100.0	97.6	81.6	13.4	4.8	72.0	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_14	CW1e	245	Travis Perkins Navigation Road Chelmsford	0.87	83.4	19.9	28.8	8.3	2.0	25.4	N	Y	Y	N		Watercourse shares a boundary with the site, defences close to the site should be noted within the report	Y
HS_13	CW1f	246	Navigation Road Sites Chelmsford	0.42	8.2	0.0	12.2	0.1	0.0	10.6	N	Y	Y	Y	Model Chelmer climate change extent defended and undefended all extents, EA Model Chelmer all extents	Defences close to the site should be noted within the report.	Y
PR_3	GS11b		Land at Kingsgate, Bicknacre	1.01	0.0	0.0	0.0	0.0	0.0	0.0	N	N	N	N			N
PR_4	GS11c		Land west of Barbroke Way, Bicknacre	1.02	0.0	0.0	0.6	0.0	0.0	0.1	N	Y	Y	Y			N
HS_27	GS12	280	St Giles Moor Hall Lane	2.89	0.0	0.0	58.6	25.1	13.2	55.1	Y	Y	Y	N		Defences close to the site should be noted within the report.	Y
PR_6	GS14b		Land south of Ford End Primary School	1.01	0.0	0.0	0.3	0.0	0.0	0.0	N	N	N	N			N
PR_1	GS17a		Land North of Abbeyfields, East Hanningfield	0.89	0.0	0.0	68.2	9.7	4.0	63.5	N	N	N	N		Significant surface water risk	Y
PR_2	GS17b		Land East of Highfields Mead, East Hanningfield	1.01	0.0	0.0	9.8	0.0	0.0	7.5	N	N	N	N			N
HS_49	GS1aa		Coval Lane Car Park	0.66	0.0	0.0	0.3	0.0	0.0	0.3	N	Y	Y	N		Defences close to the site should be noted within the report.	N
HS_50	GS1bb		Glebe Road Car Park	0.12	0.0	0.0	0.2	0.0	0.0	0.0	N	N	Y	N		Defences close to the site should be noted within the report.	N
HS_12	GS1g	252	Chelmsford Social Club	0.74	100.0	99.5	99.8	53.2	18.5	99.8	Y	Y	Y	Y	Model Chelmer climate change extent defended and undefended all extents, EA Model Chelmer all extents	Defences close to the site should be noted within the report.	Y
HS_9	GS1h	251	Ashby House Car Parks New Street Chelmsford	0.85	0.0	0.0	14.5	5.3	0.2	13.5	N	Y	Y	N		Defences close to the site should be noted within the report. Potential access issues due to SFW risk.	M
HS_35	GS1i	252	Rectory lane West	0.73	0.0	0.0	0.1	0.0	0.0	0.0	N	N	Y	N		Defences close to the site should be noted within the report.	N
HS_10	GS1k	254	Former Chelmsford Electrical And Car Wash Brook Street	0.32	0.0	0.0	1.2	0.0	0.0	0.8	N	Y	Y	N		Defences close to the site should be noted within the report.	N
HS_11	GS1l	255	Bt Telephone Exchange Cottage Place Chelmsford	0.94	0.0	0.0	2.7	0.9	0.0	3.3	N	Y	Y	N		Defences close to the site should be noted within the report.	N
HS_34	GS1m	256	Rectory Lane Car Park East Rectory Lane Chelmsford	0.23	0.0	0.0	0.2	0.0	0.0	0.1	N	N	Y	N		Defences close to the site should be noted within the report.	N
HS_19	GS1n	257	Waterhouse Lane Depot And Nursery Chelmsford	0.85	0.0	0.0	28.8	4.6	0.0	26.9	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_22	GS1o	258	Site At Play Area Woodhall Road Chelmsford	0.37	0.0	0.0	3.5	0.0	0.0	0.0	N	N	N	N			N
HS_16	GS1p	259	British Legion New London Road Chelmsford	0.12	0.0	0.0	0.4	0.0	0.0	0.4	N	N	Y	N		Defences close to the site should be noted within the report.	N
HS_37	GS1q	260	Land Rear Of 17-37 Beach'S Drive Chelmsford	0.67	96.4	91.0	98.0	69.3	39.2	97.5	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_24	GS1r	262	Garage Site St Nazaire Road Chelmsford	1.28	29.8	24.4	90.4	60.7	37.5	86.8	Y	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_23	GS1s	261	Garage Site And Land Medway Close Chelmsford	0.24	0.0	0.0	0.0	0.0	0.0	0.0	N	N	N	N			N
HS_15	GS1t	263	Car Park R/O Bellamy Court Broomfield Road Chelmsford	0.08	0.0	0.0	11.6	0.0	0.0	10.2	N	N	Y	N		Defences close to the site should be noted within the report.	M
HS_47	GS1x		Former Kay-Metzeler Premises, Brook Street	1.43	0.0	0.0	31.7	22.0	14.2	31.0	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_48	GS1z		Granary Car Park	0.71	83.4	43.3	39.3	3.4	0.5	32.0	Y	Y	Y	Y	Model Chelmer climate change extent defended and undefended all extents, EA Model Chelmer all extents	Watercourse shares a boundary with the site. Defences close to the site should be noted within the report.	Y
PE_1	GS3b		East Chelmsford - Land North Of Maldon Road	10.76	0.0	0.0	2.7	0.4	0.1	1.8	N	N	Y	N		Defences close to the site should be noted within the report.	N

HS_33	GS3d	268	East Chelmsford - Land South And North Of Maldon Road	2.83	0.0	0.0	0.0	0.0	0.0	0.0	N	Y	Y	N		Defences close to the site should be noted within the report.	N
HS_26	GS4	269	Land North Of Galleywood Reservoir Beehive Lane Galleywood	0.76	0.0	0.0	0.0	0.0	0.0	0.0	N	N	N	N			N
HS_25	GS5	265	Land Surrounding Telephone Exchange Ongar Road Writtle	0.55	0.0	0.0	3.8	0.0	0.0	3.4	N	N	N	N			N
PE_3	GS9a		Waltham Road Employment Area	1.94	0.0	0.0	6.5	2.4	1.1	5.4	N	N	N	N		Watercourse close to boundary at the NW corner- appears unlikely to affect site due to topography but should be modelled as part of FRA at Planning Application Stage	M
HS_1	SGS10		North Of South Woodham Ferrers	121.38	0.6	0.4	35.3	16.4	8.5	32.9	Y	Y	Y	Y	Model Rettendon Fen Climate change, All extents, Crouch and Roach, Undefended extent, EA Model Rettendon Fen all extents	Defences close to the site should be noted within the report.	Y
PR_1	SGS15		Little Boyton Hall Farm	2.82	0.0	0.0	0.1	0.0	0.0	0.1	N	N	Y	N		Defences close to the site should be noted within the report.	N
EE_9	SGS16a		East Chelmsford Garden Community (Hammonds Farm)	55.93	1.2	0.5	15.0	6.2	3.2	13.9	Y	Y	Y	N		Defences close to the site should be noted within the report.	Y
GC_2/3	SGS16a		East Chelmsford Garden Community (Hammonds Farm)	310.44	8.6	7.2	4.1	0.5	0.1	7.6	Y	Y	Y	Y	Model Sandon Brook Climate change, all extents, EA Model Sandon all extents	Defences close to the site should be noted within the report.	Y
PE_4	SGS16b		Land Adjacent To A12 Junction 18	22.08	17.3	13.6	19.4	12.9	4.7	21.5	Y	Y	Y	Y	Model Sandon Brook Climate change, all extents	Defences close to the site should be noted within the report.	Y
HS_20	SGS1b	247	Former St Peter'S College Fox Crescent	11.18	0.0	0.0	8.1	2.4	1.0	7.2	N	N	N	N			N
PR_5	SGS1cc		Andrews Place	1.90	37.1	23.8	20.5	8.6	5.8	17.9	N	N	N	N	Model Chelmer climate change extent defened and undefended all extents, EA Model Chelmer all extents	Defences close to the site	Y
HS_28	SGS1d	248	Riverside Ice And Leisure Land Victoria Road Chelmsford	1.13	72.6	58.7	59.5	41.5	23.1	58.2	N	Y	Y	Y	Model Chelmer climate change extent defened and undefended all extents, EA Model Chelmer all extents	Defences close to the site should be noted within the report.	Y
HS_21	SGS1e	249	Civic Centre Land Fairfield Road Chelmsford	1.93	0.0	0.0	4.2	0.0	0.0	3.0	N	Y	Y	N		Defences close to the site should be noted within the report.	N
HS_8	SGS1f	250	Eastwood House Car Park	0.90	0.0	0.0	7.8	0.9	0.0	6.2	N	N	Y	N		Defences close to the site should be noted within the report. Some SW risk but low hazard and maneageable on site.	N
HS_44	SGS1v		Railway Sidings	1.01	0.5	0.5	64.1	14.1	1.4	58.2	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_46	SGS1w		Meadows Shopping Centre And Meadows Surface Car Park	2.83	100.0	87.4	20.6	0.1	0.0	15.2	Y	Y	Y	N		Watercourse shares a boundary with the site. Defences close to the site should be noted within the report.	Y
HS_51	SGS1y		Land Between Hoffmans Way And Brook Street (Marriages Mill)	1.53	0.0	0.0	75.7	42.9	30.8	73.3	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_3	SGS2	266	West Chelmsford	45.64	4.2	3.6	4.4	1.3	0.7	3.6	Y	Y	Y	N		Defences close to the site should be noted within the report.	Y
HS_5	SGS3a	267	East Chelmsford - Manor Farm	27.45	3.4	0.2	3.8	0.7	0.2	3.3	Y	N	N	N		Watercourse to the north borders the site boundary very closely	Y
HS_29	SGS3c	268	East Chelmsford - Land South And North Of Maldon Road	7.24	0.0	0.0	8.2	1.0	0.2	7.4	N	N	N	N		SFW flow originates on site, but not sgnificant risk to site- should consider mitigions as part of site design but not a barrier to development- developing appropriately likely to help alleviate issues downstream	N
GC_1	SGS6		Chelmsford Garden Community	355.73	0.0	0.0	7.6	2.8	1.3	6.5	Y	N	Y	N		Defences close to the site should be noted within the report.	Y
HS_42	SGS7a	273	Great Leighs - Land At Moutsham Hall	48.74	0.0	0.0	5.4	2.2	1.4	4.5	Y	N	N	N			Y
HS_38	SGS7b	274	Great Leighs - Land East Of London Road	12.56	0.0	0.0	7.5	3.9	2.8	5.1	N	N	N	N		Some significant ponding in the north but majority of site unaffected.	M
HS_39/40	SGS7C	275	Great Leighs - Land North And South Of Banters Lane	7.76	0.0	0.0	3.1	0.6	0.4	2.3	N	N	N	N			N
HS_2	SGS8	276	North Of Broomfield	29.30	0.0	0.0	2.6	0.9	0.6	2.2	N	N	Y	N		Defences close to the site should be noted within the report.	N

EE_19			Works West Of Beehive Lane Great Baddow	0.80	0.0	0.0	83.8	49.2	29.3	83.6	N	N	N	N			Y
EE_14			Mayphil Battlesbridge	2.27	48.2	22.8	67.1	0.1	0.1	59.6	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
RE_2			Whitbread'S Business Centre, Whitbreads Farm Lane, Little Waltham	0.31	0.0	0.0	54.6	29.8	23.0	48.6	N	N	N	N			Y
RE_11			White House Farm, Main Road, Rettendon	0.46	0.0	0.0	48.7	7.8	2.1	44.7	N	N	N	N			Y
RE_12			Land Adjacent Bumpstead'S Cottage, Margarettng Road, Writtle	0.24	0.0	0.0	46.8	6.6	1.8	40.2	N	N	N	N			Y
EE_29			Western Industrial Area South Woodham Ferrers	3.92	0.0	0.0	33.4	7.6	2.8	32.1	N	N	N	N			Y
EE_2			Cromar Way Waterhouse Lane Chelmsford	10.20	9.9	1.8	29.2	8.0	2.4	26.8	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
EE_27			British Legion Pitt Danbury	0.89	0.0	0.0	29.1	8.9	3.1	27.5	N	N	N	N			Y
EE_26			Coval Wells Chelmsford	1.51	40.0	2.7	24.2	7.4	2.5	22.8	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
RE_1			Bolding Hatch Business Centre, Salt'S Green, Roxwell	0.54	0.0	0.0	22.3	8.1	2.2	13.2	Y	N	Y	N		Water course crosses boundary at points and mostly borders the site. Defences close to the site should be noted within the report.	Y
EE_30			Saltcoates Industrial Area South Woodham Ferrers	4.40	39.4	3.7	21.3	5.9	2.8	18.7	N	N	Y	Y	Crouch and Roach undefended 100CC extent, Crouch and Roach EA Model undefended all extents	Defences close to the site should be noted within the report.	Y
PR_5			Andrews Place	1.90	37.1	23.8	20.5	8.6	5.8	17.9	N	N	N	N	Model Chelmer climate change extent defended and undefended all extents, EA Model Chelmer all extents	Defences close to the site	Y
EE_21			Beaulieu Park Employment Area	11.74	12.1	11.5	20.4	12.4	9.7	19.0	N	Y	Y	N		Defences close to the site should be noted within the report.	Y
EE_28			Galleywood Employment Area	1.66	0.0	0.0	20.1	3.1	0.0	18.7	N	N	Y	N		Defences close to the site should be noted within the report. SW flow through site in 0.1%AEP event, but shallow- likely to be manageable on site	M
RE_13			Old Park Farm Business Centre, Main Road, Great Waltham	0.79	0.0	0.0	19.6	6.4	5.0	17.6	N	N	N	N		Significant SFW flow through site.	Y
EE_4			Temple Wood Industrial Estate	3.77	0.0	0.0	18.1	5.4	1.6	16.4	N	N	Y	N		Defences close to the site should be noted within the report. SFW flow through site in 0.1% AEP, probably manageable on site but should be considered.	M
EE_5			Kingsdale And Eckerstey Road Chelmsford	1.21	11.1	0.0	18.1	2.6	0.0	15.7	N	Y	Y	Y	Model Chelmer climate change extent defended and undefended all extents, EA Model Chelmer all extents	Defences close to the site should be noted within the report.	Y
EE_7			Hedgerows Chelmsford	10.89	0.0	0.0	16.2	4.1	1.4	14.5	N	N	N	N		SFW flow through site, including some deep and fast flowing areas- should be considered further	Y
EE_11			Eastern Industrial Area South Woodham Ferrers	7.28	0.0	0.0	15.3	7.2	3.8	14.1	N	N	N	N			N
EE_6			Dukes Park Chelmsford	27.47	0.0	0.0	15.0	5.2	1.9	13.6	N	N	N	N		Several SFW flows originate on and flow through the site, should be considered carefully.	Y
EE_24			Eastwood House	1.28	0.0	0.0	14.4	3.3	1.8	12.5	N	N	Y	N		Defences close to the site should be noted within the report. Minor surface water issues, will require some consideration but should be manageable on site	N
EE_18			Church Street Great Baddow	1.99	0.0	0.0	14.1	3.2	1.1	12.2	N	N	Y	N		Defences close to the site should be noted within the report. Some SFW risk but likely to be manageable on site.	N
EE_13			Former Bae Systems Site Great Baddow	4.61	0.0	0.0	14.0	5.2	2.4	12.9	N	N	N	N		Potential risk from ordinary watercourse to the south	M
EE_32			Widford Industrial Estate	24.01	0.0	0.0	12.8	4.0	0.9	11.7	N	Y	Y	N		Defences close to the site should be noted within the report. SFW flow through site in 0.1% AEP, which might interact with watercourse to West.	M
EE_20			Works East Of Beehive Lane Great Baddow	1.13	0.0	0.0	12.0	6.6	5.2	11.2	N	N	N	N		Ponding issue, likely manageable on site but will require a drainage strategy	M
EE_33			Cromar Way Waterhouse Lane Chelmsford	15.79	0.0	0.0	8.6	2.2	0.8	7.9	Y	N	N	N			Y

RE_4		Woodlands, South Hanningfield Road, South Hanningfield	0.57	0.0	0.0	8.5	1.4	0.0	7.9	N	N	N	N	Some surface water risk but likely manageable on site.	N
EE_3		Cromar Way Waterhouse Lane Chelmsford	2.19	0.0	0.0	7.9	0.6	0.0	5.5	N	N	Y	N	Defences close to the site should be noted within the report.	N
EE_25		Chelmsford And Essex Centre To 104 New London Road Chelmsford	1.05	83.7	38.4	7.9	4.4	3.7	7.0	N	Y	Y	N	Defences close to the site should be noted within the report.	Y
EE_12		Drakes Lane Little Waltham	2.43	0.0	0.0	7.3	1.3	0.6	5.0	N	N	N	N	Potential risk from ordinary watercourse to the northeast	M
EE_8		Colchester Road Chelmsford	5.58	0.0	0.0	6.0	0.8	0.4	5.7	N	N	N	N		N
RE_7		Reeds Farm, Cow Watering Lane, Writtle	1.10	0.0	0.0	6.0	2.7	0.0	3.7	N	Y	Y	N	Defences close to the site should be noted within the report. Some SFW risk but likely to be manageable on site.	N
EE_23		Mid Essex Gravel Site	9.72	0.0	0.0	5.2	3.0	1.9	4.8	N	Y	Y	N	Defences close to the site should be noted within the report.	N
RE_9		Boyton Hall Farm, Boyton Hall Lane, Roxwell	1.90	0.0	0.0	5.1	3.2	1.6	4.3	N	N	Y	N	Defences close to the site should be noted within the report. Some SFW risk but likely to be manageable on site.	N
EE_34		Temple Farm Employment Site	5.86	0.0	0.0	4.9	0.2	0.0	4.5	N	N	N	N		N
RE_15		Windsor Trading Estate, Windsor Road, Ramsden Heath	2.24	0.0	0.0	3.9	0.1	0.0	2.7	N	N	N	N		N
EE_17		Navigation Road Chelmsford	0.58	29.6	0.0	3.5	0.2	0.0	3.1	N	Y	Y	N	Defences close to the site should be noted within the report.	Y
EE_16		Globe House And Ashby House Chelmsford	2.70	0.0	0.0	3.1	2.2	1.6	2.9	N	Y	Y	N	Defences close to the site should be noted within the report.	N
EE_10		East Hanningfield	1.29	0.0	0.0	2.7	0.0	0.0	1.6	N	N	N	N		N
EE_31		Waltham Road Boreham	2.75	25.7	22.2	2.4	0.0	0.0	1.3	N	N	Y	N	Watercourses at the boundaries of the site	Y
RE_10		Little Boyton Hall Farm, Boyton Hall Lane, Roxwell	2.45	0.0	0.0	2.4	1.3	0.0	2.2	N	N	Y	N	Defences close to the site should be noted within the report.	N
RE_6		The Warren Estate, Lordship Road, Writtle	0.59	0.0	0.0	2.3	0.0	0.0	2.0	N	Y	Y	N	Defences close to the site should be noted within the report.	N
EE_1		Area On The Corner Of New London Road And Parkway Chelmsford	0.83	44.4	9.5	1.4	0.3	0.0	1.4	N	Y	Y	N	Defences close to the site should be noted within the report.	Y
RE_8		Ash Tree Farm, Bishop'S Stortford Road, Roxwell	1.92	0.0	0.0	1.4	0.0	0.0	0.0	N	Y	Y	N	Defences close to the site should be noted within the report.	N
RE_5		Runwell Hall Farm, Runwell	1.14	0.0	0.0	1.0	0.0	0.0	0.2	N	N	N	N		N
EE_22		Banters Lane Great Leighs	1.14	0.0	0.0	0.5	0.2	0.0	0.4	N	N	N	N		N
RE_3		Phillows Farm, Hammonds Road, Little Baddow	0.30	23.1	0.0	0.0	0.0	0.0	0.0	N	N	N	N		Y
RE_14		Warner'S Farm, Main Road, Howe Street, Great Waltham	0.47	0.0	0.0	0.0	0.0	0.0	0.0	N	N	N	N		N
RE_16		Oaklands Farm Industrial Estate, Goats Hall Lane, Stock	1.27	0.0	0.0	0.0	0.0	0.0	0.0	N	N	N	N		N