

Table 1: Flood Risk Vulnerability and Flood Zone Compatibility

Flood Risk Vulnerability Classification (PPG Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone (PPG Table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	Exception Test Required	✓	✓	✓
	Zone 3a	Exception Test Required	x	Exception Test Required	✓	✓
	Zone 3b (functional floodplain)	Exception Test Required	x	x	x	✓

Key: ✓ Development is appropriate x Development should not be permitted

3.2.2 Sequential Test

With reference to the NPPF, the Sequential Test gives preference to locating new development in areas that are at lowest risk of flooding (i.e., Flood Zone 1). The Environment Agency Flood Map for Planning and SFRA are geared to providing the basis for applying this test.

The Sequential Test requires developers to:

“.....demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. This means avoiding, so far as possible, development in current and future (taking into account of climate change) medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding.”

The proposed development areas on the site are located predominantly in Flood Zone 1 where all development will be focused and therefore at very low risk of flooding from fluvial or tidal sources. There are some areas of isolated surface water flood risk areas, however, as these are minimal and isolated, the site in its entirety is considered at low risk of flooding. The assessment of flood risk in Section 4.0 confirms that all other potential sources of flooding are low or can be reduced to a low / very low risk through mitigation installed implemented within the development scheme. On this basis, the sequential test is deemed to have been passed.

