

Colchester City Council Local Plan

Flood Risk Sequential test report (revised)

August 2026



Introduction

The Flood Risk Sequential Test process is a decision-making process undertaken by the Council, informed by the results of the Site Assessment Database and recommendations within the Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA), which was undertaken by AECOM.

The NPPF (paragraph 172) requires plans to apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by applying the sequential test and then, if necessary, the exception test.

The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The SFRA will provide the basis for applying this test.

Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3 of the NPPF. The application of the exception test at the plan making stage should be informed by a SFRA. To pass the exception test it should be demonstrated that: a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the exception test should be satisfied for development to be allocated. (NPPF paragraphs 172 – 180).

In September 2025, the government updated the PPG on managing surface water flood risk including clarification on what constitutes a ‘reasonably available’ alternative site. The PPG says that sites should be considered ‘reasonably available’ if their location is suitable for the type of development proposed, they are able to meet the same development needs and they have a reasonable prospect of being developed at the same time as the proposal. Alternative sites do not need to be owned by the applicant to be considered reasonably available.

The Flood Risk Sequential Test is only one part of the process of managing flood risk and more detailed sequential tests may be required at the planning application stage i.e. for sites which were not subject to the Flood Risk Sequential Test completed for the Local Plan, where the permission sought for a site differs from the Local Plan allocation and because application of the Flood Risk Sequential test does not preclude the need for a detailed site specific flood risk assessment (FRA).

This report is the Flood Risk Sequential Test of the site allocations in the Colchester Submission Draft Local Plan Regulation 19. This provides necessary updates to the sequential test produced for the Colchester Preferred Options Local Plan Regulation 18 draft. It uses evidence from the Level 1 and Level 2 SFRA carried out by AECOM to identify the flood risk to site allocations in the plan. For some sites, it is identified that the exception test is required to be applied to determine if specific sites should be allocated. This has been undertaken, supported by evidence completed as part of the Level 1 and Level 2 SFRA to identify relevant recommendations that will help ensure the sites meet the requirements of the test, namely;

- the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Methodology

A Strategic Land Availability Assessment (SLAA) is an essential part of producing a Local Plan. Its purpose is to identify what land is capable of being developed and to assess the constraints and opportunities of developing that land. Stage 1 of the site assessment process determines whether a site is suitable or not for future development taking into account national policy and designations, and whether a site should progress to the next stage of the SLAA. The SLAA methodology sets out the constraints and criteria for the initial survey which will omit sites from any further detailed assessment.

One of the assessment criteria was: Is the site wholly located within flood zone 3? The explanation states: Sites will be excluded for development if the site is within Flood Zone 3. The NPPF is clear that development should be directed away from areas at the highest risk of flooding. The following sites are wholly within Flood Zone 3 and were omitted as part of stage 1 of the SLAA:

- Colchester Road, Peldon (10138)
- Hythe Quay, Colchester (10945)
- Gamet Bearings Factory Site, Greenstead Road, Colchester (10983)

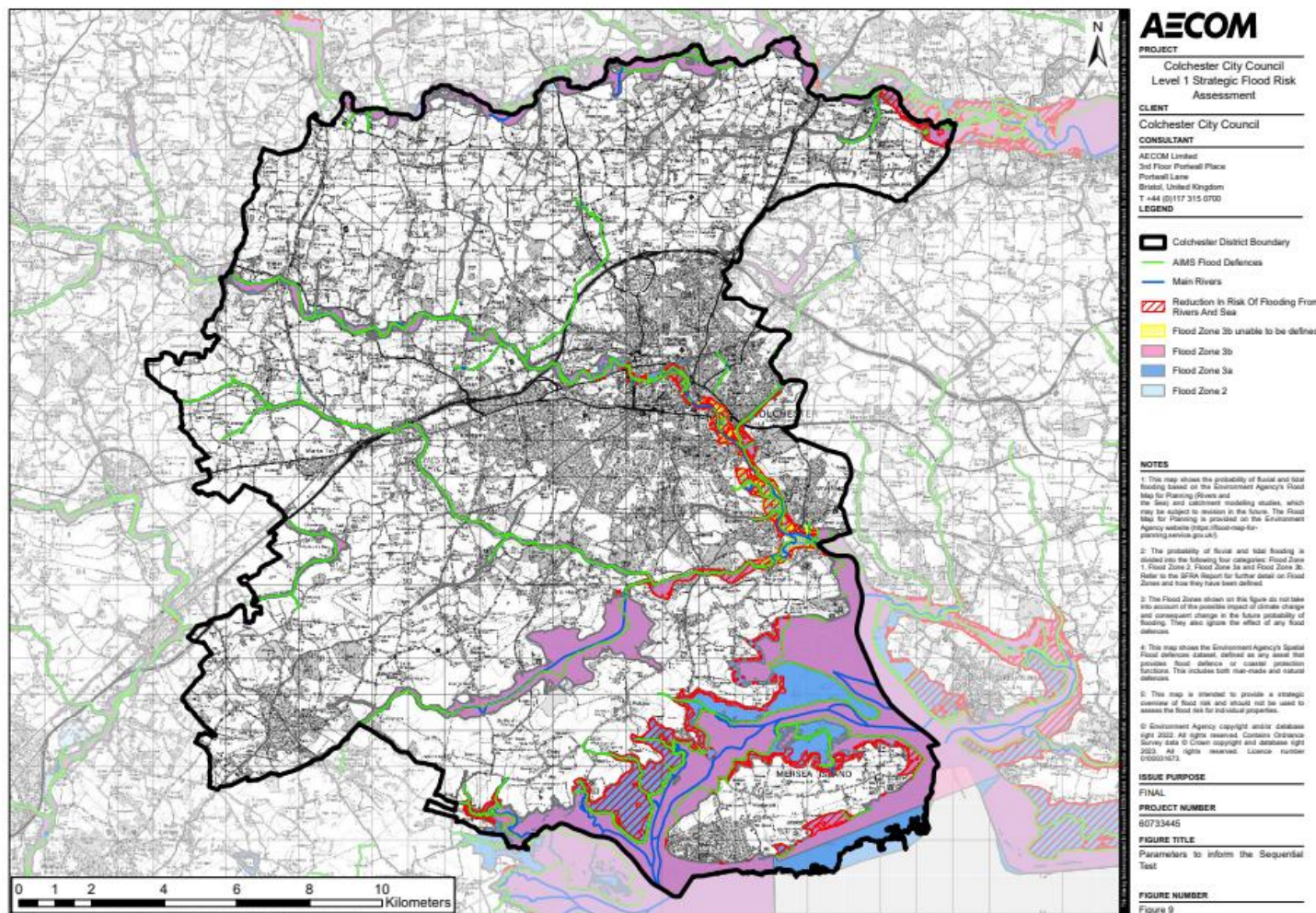
Stage 2 (Section 1 Suitability) of the SLAA includes criteria on what flood zone the site is located in and whether the site is located within a critical drainage area.

The Council applied the sequential test by looking at the flood risk zone of all proposed site allocations. Sites within flood zone 1 passed the sequential test. The risk of flooding from other sources was also reviewed and, where relevant, policy requirements were included to reduce the risk of flooding from all sources. The vast majority of the Council's proposed sites are wholly located within flood zone 1. Some strategic site allocations, whilst largely located within FZ1, include small areas within flood zone 2

and 3. For these sites, development will be directed to land within flood zone 1. This is made clear in the relevant site-specific assessments and documented in this report.

Evidence from the Level 1 and Level 2 SFRA has informed the sequential test. Table 3-1 and individual site proformas within Appendix A of the Level 2 SFRA should be reviewed in particular alongside the site-specific assessments in this document to see more detailed information and recommendations for design of developments on the sites in regard to considering flood risk constraints and development safety.

Figure 9 of the Level 1 SFRA, shown below, shows the parameters to inform the sequential test.



Hythe regeneration area

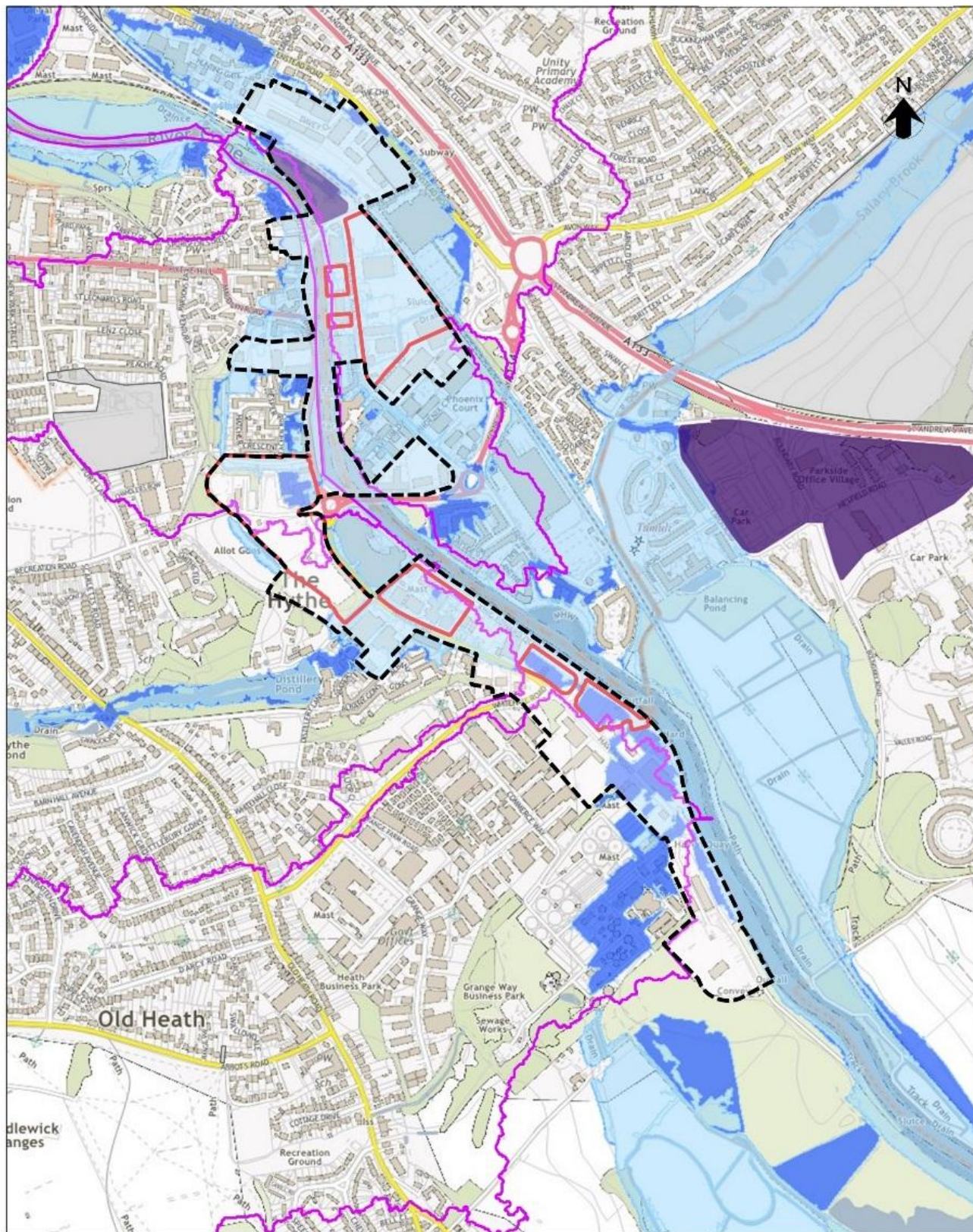
In 2008, as part of work on the Colchester Core Strategy, the Council, Environment Agency and the Department of Communities and Local Government agreed that sites coming forward for development within the East Colchester Regeneration Area could be sequentially tested within the regeneration area boundary rather than a borough wide consideration of alternative sites within a lower flood risk zone. This approach was

agreed on wider sustainable development grounds to ensure that regeneration in East Colchester/Hythe, which had commenced in 2001, was able to continue through the plan period. Continuation of this approach was agreed by the Environment Agency in 2017 for the adopted Local Plan to allow regeneration to continue. The Environment Agency said this represents a wholly reasonable approach and is consistent with the previously agreed position.

The Council wrote to the Environment Agency in June 2025 requesting agreement for a continuation of this approach for the new Local Plan. The Council has followed up several times to attempt to confirm use of this approach with the Environment Agency, but they have yet to confirm agreement. Agreement on this approach will continue to be sought as part of agreeing the Statement of Common Ground with the Environment Agency for the plan.

The map below shows the Hythe special policy area (regeneration area) from the adopted Local Plan, the preferred allocations in the new Local Plan and the flood zones. See the key below to aid with interpretation of the map. The map shows that the majority of the Hythe regeneration area is within an area of high flood risk and there are no reasonably available alternative sites available in this regeneration area at a lower risk of flooding. Areas within flood zones 1 and 2 are developed, in use and were not submitted as part of the call for sites or identified in the desktop survey. Land at a lower risk of flooding is therefore not suitable for residential development and does not have a reasonable prospect of being developed at the same time as the proposed allocations.

-  Hythe Special Policy Area
-  Critical Drainage Areas
-  Residential Allocations
-  Existing Committments
-  Employment Allocations
-  Flood Zone 2
-  Flood Zone 3



© Crown copyright and database rights 2026 Ordnance Survey AC0000817586

The table below shows the following information for each of the proposed site allocations to enable the Council to carry out the sequential test. This information is taken from the information prepared by AECOM as part of the Level 1 and Level 2 SFRA as appropriate.

Information/ data	Explanation
Site name, size and policy number	From the Submission Draft Regulation 19 Local Plan
Proposed use and vulnerability classification	The Flood Risk Vulnerability Classification is set out in Annex 3 of the NPPF and is used to determine if the exception test is required as this depends on the potential vulnerability of the site and of the development proposed.
Site flood zone	Proportion of the site split across the different flood zones (1, 2, 3a and 3b). Where a site is within flood zone 2 or 3 the following additional questions are included: whether there are reasonably available alternative sites in a lower flood risk and whether the site is within the functional floodplain (flood zone 3b).
Future flood extent	The proportion of the site within the Higher Central flood extent. Outputs provided from tidal and fluvial models. This provides an indication of the future flood risk from rivers and sea.
Whether there is a main river or ordinary watercourse within the site	The distance to main rivers and ordinary watercourses is shown for each proposed site. Where the distance is shown as '0', it is likely that an Ordinary Watercourse runs through or directly adjacent to the site.
Surface water flood risk	The Risk of Flooding from Surface Water flood extent dataset shows the extent of flooding from surface water that could result from a flood with a 0.1% (low probability), 1% (medium probability) and 3.3% (high probability) chance of happening in any given year. This data is not suitable for identifying whether an individual property will flood but has been used as a tool for identifying sites that may be susceptible to surface water flooding. Percentages have been calculated to enable a comparative assessment between sites, not to identify if a specific proportion of the site is at risk or not at risk of surface water flooding. In the absence of modelling information specifically accounting for the impact of climate change, this dataset provides a proxy dataset to determine the future risk of flooding from surface water.

Risk of groundwater flooding

The Groundwater dataset shows where groundwater flooding could occur as defined by the term susceptibility. It does not indicate risk, which is the likelihood that it will occur. The dataset has three classes of groundwater flood susceptibility:

Class A: Limited potential for groundwater flooding to occur

Class B: Potential for groundwater flooding of property situated below ground level

Class C: Potential for groundwater flooding to occur at surface

Risk of reservoir failing

The Risk of Flooding from Reservoirs dataset shows the individual flood extents for all large raised reservoirs in the event that they were to fail and release the water held on a “wet day” when local rivers had already overflowed their banks and on a “dry day” when local rivers are at normal levels. It represents a prediction of a credible worst case scenario, however it’s unlikely that any actual flood would be this large. The data gives no indication of likelihood or probability of reservoir flooding. Flood extents are not included for smaller reservoirs or for reservoirs commissioned after the reservoir modelling programme began in October 2016.

Whether the site is within a critical drainage area

Figure 15, below, of the SFRA shows the Critical Drainage Areas (CDA) in Colchester as provided by Essex County Council. The SFRA does not comment on the CDAs. However, CDAs were considered as part of the Strategic Land Availability Assessment. Essex County Council is the Lead Local Flood Authority and has prepared a Colchester Surface Water Management Plan (SWMP) due to the history of surface water flooding. The SWMP identifies 11 CDAs. A CDA is a discrete geographic area (usually a hydrological catchment), within the SWMP Study Area where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property, or local infrastructure. The CDAs are:

- NCOL_001 Old Hythe
- NCOL_002 The Hythe
- NCOL_003 Abbey Gate
- NCOL_004 Lexden
- NCOL_005 St Annes
- NCOL_007 Mile End
- NCOL_008 Parsons Heath
- NCOL_009 Highwoods
- NCOL_012 Balkerne Hill

Conclusion, including the SFRA sequential test database rank

- NCOL_013 Hythe Quay
- NCOL_015 Wivenhoe

The SFRA sequential test database rank is an example ranking of the sites based on flood risk criteria which take account of the risk posed to the site by all sources of flooding (fluvial, surface water, groundwater and reservoirs). The data should be interrogated to answer specific questions on sites most at risk both now and in the future. The Risk of Flooding from Surface Water and Groundwater datasets have been used in the ranking to aid grouping of the sites. It is important to note that these datasets are high level and should not be used for site specific assessments and are only an indication of risk. The ranks range from 1-8 and are shown below.

The conclusion includes whether the sequential test is passed and, where relevant, comments on policy criteria that will help reduce the risk of flooding.

There are some sites where a ranking was not given. For these sites, a conclusion is still written with an explanation of the flood risk on site and mitigations in place.

Score	Criteria
1	Over 5% of the site is within the Flood Zone 3b extent
2	Over 5% of the site is within either the Higher Central Combined flood extent or the Central Combined flood extent
3	Over 5% of the site is within either the Groundwater Class C or the 30 year ROFSW extents
4	Over 5% of the site is within either the Groundwater Class B or the 100 year ROFSW extents
5	Over 5% of the site is within either the Groundwater Class A or the 1000 year ROFSW extents
6	There is either a Recorded Flood Outline or a Recorded Flood Incident within 500m of the site
7	The site is within 10m of a Main River
8	The site is defined as Flood Zone 1 and is not shown to be susceptible to surface water or groundwater flooding.

Site-Specific Assessments

Alongside information in the site specific assessments, table 3-1 and Appendix A of the Level 2 SFRA should be reviewed where more detailed information and recommendations about relevant sites is included in regard to flood risk constraints and development safety.

Site name, size and policy number	PP1: Britannia Car Park, Colchester 1.0 Ha - 100 dwellings
Proposed use and vulnerability classification	Residential more vulnerable
Site flood zone	100% within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	n/a
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	n/a
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No
Surface water flood risk	39% of site within 1000 year risk of flooding from surface water (low probability), 18% within 100 year risk (medium probability) and 9% within 30 year risk (high probability).
Risk of groundwater flooding	23% of site within Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Site is wholly within CDA COL03_Abbey Gate

Conclusion, including the SFRA sequential test database rank.

The SFRA sequential test database gives this site a rank of 4 because over 5% of the site is within either the Groundwater Class B and the 100 year ROFSW extents. Policy NZ3, EN8 and EN8a includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Contributions towards flood risk solutions, and Colchester Surface Water Management Plan recommendations for Critical Drainage Area COL 03 (Abbey Gate) are referenced in the policy PP1. The sequential test is passed.

Site name, size and policy number	PP2: Vineyard Gate, Colchester 1.5 Ha - 100 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No
Surface water flood risk	45% of site within 1000 year risk of flooding from surface water (low probability), 35% within 100 year risk (medium probability) and 14% within 30 year risk (high probability).
Risk of groundwater flooding	23% of site within Groundwater Class B and 15% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes – Site wholly located within Critical Drainage Area COL 003 Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class B and over 5% of the site is in the 100 year ROFSW extents. Policy NZ3, EN8 and EN8a includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be

demonstrated that there is no other option. Contributions towards flood risk solutions, and Colchester Surface Water Management Plan recommendations for Critical Drainage Area COL 03 (Abbey Gate) are referenced in the policy PP2. The sequential test is passed.

Site name, size and policy number	PP3: St Runwald Street Car Park, Colchester 0.2 Ha - 40 dwellings
Proposed use and vulnerability classification	Residential - More vulnerable
Site flood zone	100% within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of site within higher central flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is within an area at risk of surface water flooding
Risk of groundwater flooding	15% of site is within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Site is wholly located within Critical Drainage Area CDA 12 Balcerne Hill Roundabout
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is in Groundwater Class Policy NZ3, EN8 and EN8a includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Contributions towards flood risk solutions, and Colchester Surface Water Management Plan recommendations for Critical

Drainage Area COL 03 (Abbey Gate) are referenced in the policy PP3. The sequential test is passed.

Site name, size and policy number	PP4: Braiswick, Colchester 2 Ha - 30 dwellings
Proposed use and vulnerability classification	Residential - more vulnerable
Site flood zone	100% within flood zone 1. However, the site is close to St Botolph's Brook. Land directly surrounding the brook is either in flood zone 2 or 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	n/a
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	n/a
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No - Although its adjacent to St Botolph's Brook
Surface water flood risk	8% of site within 1000 year risk of flooding from surface water (low probability), 1% of site within 100 year risk (medium probability) and 1% of site within 30 year risk (high probability)
Risk of groundwater flooding	3% of site within Groundwater Class A and 7% of site within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 4% of site at risk from reservoir failure on a dry day, and 5% of site at risk from reservoir failure on a wet day
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class C. Policy NZ3, EN8 and EN8a includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and

not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP5: Land at Chesterwell, Colchester 3.4ha, 50 dwellings
Proposed use and vulnerability classification	Residential - more vulnerable
Site flood zone	100% of the site was within flood zone 1. However, the site is located adjacent to a small area of flood zone 2 and 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	n/a
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	n/a
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No
Surface water flood risk	4% within 1000 year risk of flooding from surface water (low probability)
Risk of groundwater flooding	81% of the site within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes, the site is within NCol_007 Mile End CDA.
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within Groundwater Class C. Policy NZ3, EN8 and EN8a include criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP6: Land at Colchester Station, Colchester 5.47 Ha - Mixed Use Site consisting of 250 dwellings alongside commercial floorspace
Proposed use and vulnerability classification	Residential - more vulnerable Commercial – less vulnerable
Site flood zone	99% of the site is in flood zone 1, 1% in flood zone 2 and parts of the site are in flood zone 3 but these are less than 1% of the site.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	1% of the site is within the higher central future flood extent
Does the site include a main river or ordinary watercourse?	Yes, a culverted ordinary watercourse crosses through the site.
Surface water flood risk	7% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding, but does border sites where groundwater flooding could occur at surface.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at a relatively low flood risk surface and groundwater surface water flood risk have been identified, which require further investigation. The requirement for solutions to address the risk are included within policy PP6. Policy EN8 and EN8a include criteria requiring SuDS and water efficiency

measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The small portion of the site within flood zones 2 and 3 can be excluded from development. The sequential test is passed.

Site name, size and policy number	PP7: Land off Bakers Lane 8.2 Ha – 120 dwellings
Proposed use and vulnerability classification	Residential - more vulnerable
Site flood zone	100% of site within flood zone 1 but close to areas in flood zone 2 and 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No
Surface water flood risk	2% of site within 1000 year risk of flooding from surface water (low probability)
Risk of groundwater flooding	100% of site within Groundwater class B.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 6 as there is a Recorded Flood Incident within 500m of the site. The potential risk of groundwater flooding occurring on the site is also acknowledged. Policy EN8 and EN8a includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	Policy OA4 – Northern Gateway 650 dwellings and a mix of uses including housing for care, commercial, health care provision, energy infrastructure, employment generating uses and recreation / community provision
Proposed use and vulnerability classification	Employment – Mixed vulnerability. Some classed as more vulnerable (healthcare facilities) and others as less vulnerable Residential - more vulnerable Commercial – Less vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% No
Surface water flood risk	3% of the site within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	None of the site is at risk of groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No but the site lies adjacent to CDA NCOL_005 St Annes
Conclusion, including the SFRA sequential test database rank.	The site is at a low risk of flooding from all sources. Policy EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be

demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PEP1: Colchester Business Park 2.4 ha
Proposed use and vulnerability classification	Employment - Less vulnerable
Site flood zone	100% of site is within flood zone 1. However, the site is close to flood zones 2 and 3 near the A12.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	No identified future flood risk extent No, but close to Salary Brook
Surface water flood risk	1% of the site within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No – However, it is close to CDA NCOL_009 Highwoods
Conclusion, including the SFRA sequential test database rank.	From the assessment, the site is at a low risk of flooding. Policy EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP8: Land at Lakelands Crescent, Colchester 0.4 hectares – 5 homes
Proposed use and vulnerability classification	Residential - more vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within a future flood extent No
Surface water flood risk	1% of the site within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	100% of site within Groundwater Class B.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. Policy EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PEP4 Maldon Road (Land West of the Colchester Recycling Centre) 0.8 ha
Proposed use and vulnerability classification	Employment - Less vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	No identified future flood risk extent No
Surface water flood risk	10% of the site within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	Risk identified to be Groundwater Class B: Potential for groundwater flooding of property situated below ground level.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at low flood risk. Policy EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP9: North-East Colchester 99.5 ha, 2000 dwellings (The site allocation includes a combination of multiple land parcels. The sequential test considers the SFRA findings for the site as a whole.)
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	98% of the site is within Flood zone 1, 1% within Flood zone 2 and 1% within Flood zone 3a.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	Yes there would be sites available for the size of land in flood zones 2 and 3, but only 2% of this large allocation is in the higher flood zones.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	No, none of the site is within flood zone 3b.
Future flood extent Does the site include a main river or ordinary watercourse?	2% of the site is within the future flood extent Yes, Salary Brook runs along the southeast boundary of the site and is a main river.
Surface water flood risk	2% of the site within the 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	There is potential for groundwater flooding to occur at the surface, although this is limited to small percentages of the site
Is the site at risk from flooding in the event of a reservoir failing?	10256 St Johns Road – no 10616 Land north of Bromley Road – 23% at risk from reservoir failing on a dry day and 29% at risk from reservoir failing on a wet day.
Is the site within a critical drainage area?	Welshwood Park – no Part of the site lies within NCol_008 Parsons Heath Critical Drainage Area
Conclusion, including the SFRA sequential test database rank	10256 St Johns Road - The SFRA sequential test database gives this site a rank of 6 as there is a Recorded Flood Incident within 500m of the site.

10616 Land north of Bromley Road – The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within the 1000 year risk of flooding from surface water extents.

Welshwood Park – The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within either the Groundwater Class C.

This is a strategic site that includes very small areas of flood risk along the south-east boundary. Policy PP9 requires a comprehensive masterplan to be agreed prior to submitting a planning application. The detailed site layout and design needs to ensure that no development occurs within the flood risk areas. Policy PP9 also includes requirements for enhanced open space provision and policy EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option.

As part of the site falls within flood zone 3a, it is considered that the exception test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The area of higher flood risk (flood zone 3a) is deemed not suitable for development. This area is very small within the larger site and is likely that the area of land in flood zone 3a will be open space with no built development on it.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	PP10: Land South of Berechurch Hall Road, Colchester 30.4 Ha – 875 dwellings
Proposed use and vulnerability classification	Residential - more vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within a future flood extent No
Surface water flood risk	1% of site in 1000 year of risk of flooding from surface water (low probability), 1% of site in 100 year risk of flooding from surface water flooding (medium probability)
Risk of groundwater flooding	100% of site within Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. EN8, EN8a and NZ3 includes criteria requiring SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP11: Europit Site, Colchester 0.9 Ha – 40 dwellings
Proposed use and vulnerability classification	Residential - More vulnerable
Site flood zone	100% within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of site within higher central flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	0% of site within 1000 year risk of flooding from surface water (low probability)
Risk of groundwater flooding	1% of site in Groundwater Class A and 99% of site in Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes – Site is wholly located within Critical Drainage Area COL 03 – Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. Policy EN8, EN8a and NZ3 include criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions in line with Policy NZ3 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area CDA 03 - Abbey Gate. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and

not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	PP14: Gas Works and Hythe Scrap Yard Site, Colchester 4.4 Ha – 200 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	76% of the site is within flood zone 1, 10% of site within flood zone 2 and 14% within flood zone 3a.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	No - The majority of the surrounding area to the site is in flood zone 3, so there are no sites of a lower flood risk within the Hythe regeneration area. Only part of the site (24%) is within flood zones 2 and 3.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	No, none of the site lies in flood zone 3b.
Future flood extent Does the site include a main river or ordinary watercourse?	28% of the site is within the higher central flood extent No, but the western boundary of the site lies adjacent to the River Colne
Surface water flood risk	21% of site within 1000 Year risk of surface water flooding (low probability), 11% of site within 100 year risk of surface water flooding (medium probability) and 7% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	57% of site within Groundwater Class B and 8% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 32% of site at risk from reservoir failure on a dry day, and 40% of site at risk from reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – The whole site is within a critical drainage area. Part of the site is within CDA NCOL_013 Hythe Quay and another part is within CDA NCOL_002 The Hythe.
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 2 as over 5% of the site is within flood zone 3b. Policy EN8 details that the most vulnerable development will be located in the areas of the least flood risk vulnerability on the site. Policy NZ3, EN8 and EN8a also include criteria requiring SuDS and water efficiency

measures as well as Policy PP14 including a requirement for contributions towards flood risk solutions, in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Areas CDA 013 Hythe Quay and CDA 02 The Hythe. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. It is not possible for development to be located in areas with a lower risk of flooding within the Hythe regeneration area. As part of the site is in flood zone 3a, the exceptions test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

14% of the site falls within flood zone 3a. Residential development will be directed away from this area as much as possible. If residential development is built on an area of flood zone 3a, then level-for-level and volume-for-volume floodplain compensation storage within the site will be required. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	PP15: Hawkins Road, Colchester 0.3 Ha – 50 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	71% of the site is within flood zone 3a and 29% of the site is within flood zone 3b
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	No - The majority of the surrounding area to the site is in flood zone 3, so there are no sites of a lower flood risk within the Hythe regeneration area.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	Yes – 29% of site is within flood zone 3b. Policy PP15 details that no residential development will be developed at ground floor level within flood zone 3.
Future flood extent Does the site include a main river or ordinary watercourse?	100% of site within higher central flood extent. Yes
Surface water flood risk	61% at 1000 year risk of surface water flooding (low probability), 24% of site is within 100 year risk of surface water flooding (medium probability) and 12% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	65% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 100% of site at risk of reservoir failure on a dry day and 100% of site at risk of reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – Site is within CDA NCOL_008 Parsons Heath
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 1 as over 5% of the site is within flood zone 3b. Policy PP15 details that no residential development will be developed at ground floor level within flood zone 3. Residential development will also not be permitted in flood zone 3b. Policy NZ3, EN8 and EN8a also includes criteria requiring SuDS and water efficiency measures

as well as policy PP15 contributing towards flood risk solutions, in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Areas CDA 08 Parsons Heath. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. It is not possible for development to be located in areas with a lower risk of flooding within the Hythe regeneration area. As part of the site is in flood zone 3a, the exceptions test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

71% of the site falls within flood zone 3a and 29% in flood zone 3b. Residential development will not be permitted in flood zone 3b and this part of the site should be retained as floodplain. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	PEP13: Coal Yard Site, Colchester 0.9 Ha
Proposed use and vulnerability classification	Employment – Less vulnerable
Site flood zone	75% within Flood Zone 2 and 25% within flood zone 3a.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	No - The majority of the surrounding area to the site is in flood zone 3, so there are limited sites of a lower flood risk within the Hythe regeneration area.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	No, none of the site lies within flood zone 3b.
Future flood extent	100% of the site in the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	4% of the site at 1000 year risk of surface water flooding (low probability), 2% of site is within 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	26% of site within Groundwater Class B and 69% within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 100% of site at risk of reservoir failure on a dry day and 100% of site at risk of reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – Site is within CDA NCOL_008 Parsons Heath
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 2 as over 5% of the site is within the Higher Central combined flood extent. Policy PEP13 includes criteria requiring contributions towards flood risk solutions, in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Areas CDA 08 Parsons Heath. Policy NZ3, EN8 and EN8a also

includes criteria requiring SuDS. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. As the site is allocated for employment, which is categorised as 'less vulnerable' development, the site passes the sequential test.

However, it is noted that parts of the site are at higher flood risk than others, so development should be directed away from these areas. Consideration will also need to be given to a suitably safe access/egress. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

Site name, size and policy number	Policy OA1 – King Edward Quay Opportunity Area 2.5 Ha – 200 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	15% of the site within flood zone 1, 33% within flood zone 2, 52% within flood zone 3a.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	No - The majority of the surrounding area to the site is in flood zone 3, so there are no alternatives of a lower flood risk within the Hythe regeneration area.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	No, none of the site lies within flood zone 3b.
Future flood extent	100% of site within the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	35% of site is within 1000 year risk of surface water flooding (low probability), 16% of site is within 100 year risk of surface water flooding (medium probability) and 10% of site within 30 year risk of surface water flooding (high probability).
Risk of groundwater flooding	2% of site within Groundwater Class B and 46% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 100% of site at risk from reservoir failure on a dry day and 100% of site at risk from reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – The whole site is within a CDA. Part of the site is within NCOL_001 Old Heath and part of the site is within NCOL_002 The Hythe.
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 2 as over 5% of the site is within flood zone 3b. Policy OA1 outlines that development should consider opportunities to explore opportunities for the provision of flood storage areas and includes the requirement for contributions towards flood risk solutions, in accordance

with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Areas CDA 01 Old Heath and 02 The Hythe. Policy EN8a outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require SuDS and water efficiency measures.

It is not possible for development to be located in areas with a lower risk of flooding within the Hythe regeneration area and the exception test must be applied. Therefore the exceptions test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Residential development must be directed away from areas of the highest flood risk (i.e. those in flood zone 3a). Any development in flood zone 3a and/or the design flood extent should provide flood compensation storage. Development proposals should seek to restrict surface water runoff in line with criteria in policies EN8 and EN8a. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	Policy OA2: Land East of Hawkins Road Opportunity Area 3.4 Ha – 150 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	64% in flood zone 3a and 36% in flood zone 3b
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	No - The majority of the surrounding area to the site is in flood zone 3, so there are no alternative sites of a lower flood risk within the Hythe regeneration area.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	Yes – 36% of site in flood zone 3b
Future flood extent Does the site include a main river or ordinary watercourse?	100% of site in higher central combined flood extent Yes
Surface water flood risk	99% within 1000 year risk of surface water flooding (low probability), 41% of site within 100 year risk of surface water flooding (medium probability) and 13% within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	The varying levels of surface water flood risk total over 100% of the site. This is because separate modelling runs were done to identify land at low probability, medium probability and high probability of surface water flooding. When this was done, some parts of the site fall within multiple flood risk categories. 2% of site within Groundwater Class B and 98% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	Yes 100% of the site at risk of reservoir failure on a dry day and 100% of the site at risk of reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – The site is wholly located within CDA NCOL_008 Parsons Heath

Site name, size and policy number	Policy OA3 – Magdalen Street Opportunity Area 1 Ha – 85 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site within higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site at risk of surface water flooding
Risk of groundwater flooding	100% of site within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes – Site is wholly located within CDA NCOL_003 Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within Groundwater Class A. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 include criteria requiring SuDS and water efficiency measures. Policy OA3 also requires contributions towards flood risk solutions, in accordance with Policy EN8 and the

Colchester Surface Water Management Plan
Recommendations for Critical Drainage Area CDA 03
Abbey Gate. The sequential test is passed.

Site name, size and policy number	PEP2: Knowledge Gateway 4.5ha
Proposed use and vulnerability classification	Employment - less vulnerable
Site flood zone	96% of the site is located within flood zone 1, 2% in flood zone 2 and 2% in flood zone 3a
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	Yes, but only a small part of the site is within flood zone 2 and 3
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	No
Future flood extent	10% of the site within higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No but is adjacent to River Colne
Surface water flood risk	2% of the site at risk of surface water flooding
Risk of groundwater flooding	Class B: Potential for groundwater flooding of property situated below ground level.
Is the site at risk from flooding in the event of a reservoir failing?	Yes
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	A very small proportion of the Knowledge Gateway is within flood zones 2 and 3. In line with Policy EN8, development will be directed away from areas of higher flood risk and so the detailed site layout and design will ensure that this occurs. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Therefore, the sequential test is passed.

Site name, size and policy number	Policy PP17 – Land South of A12, Marks Tey Growth Area (now part of a larger site, Policy OA5 Marks Tey Growth Area along with policy PP18, PEP5 and other surrounding land) Mixed use (Marks Tey Growth Area OA5 is for 2500 dwellings)
Proposed use and vulnerability classification	Residential – More vulnerable Employment/ Commercial – Less vulnerable
Site flood zone	Site is 100% in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is within higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	6% of site within 1000 year risk of surface water flooding (low probability), 4% of site within 100 year risk of surface water flooding (medium probability), 1% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within a 1000 year risk of surface water flooding extent. Policy EN8, EN8a and

NZ3 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Whilst this part of the site is at a relatively low flood risk, parts of the overall growth area are at higher flood risk. As part of a larger growth area, masterplanned growth will need to ensure that built development, particularly residential is directed away from areas of higher flood risk.

Site name, size and policy number	PP18: Land North of the A120, Marks Tey Growth Area (The preferred site allocation includes two sites. The sequential test considers the SFRA findings for both sites. As noted against PP17, this site(s) now forms part of a wider Marks Tey Growth Area with policy PP17, PEP5 and surrounding land) 10165 - 6.4ha (located to SW of allocation) 10747 - 223.9ha (rest of the allocation) Mixed use (Marks Tey Growth Area OA5 is for 2500 dwellings)
Proposed use and vulnerability classification	Residential – More vulnerable Employment – Less vulnerable
Site flood zone	10165 - 100% within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	10747 – 93% within flood zone 1, 1% within flood zone 2, 1% in flood zone 3a and 5% within flood zone 3b 10747 – yes but only 7% of the 223.9ha site lies within flood zone 2 or 3, so development can be necessarily directed away from these areas of higher flood risk.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	10747 – yes but only 5% of the 223.9ha site is within flood zone 3b.
Future flood extent	10165 - 0% of site within higher central flood extent 10747 - 7% of site within higher central flood extent
Does the site include a main river or ordinary watercourse?	10165 – no 10747 – yes site includes Roman River
Surface water flood risk	10165 - 5% of site within 1000 year risk of flooding from surface water (low probability), 7% of site within 100 year risk (medium probability), 1% of site within 30 year risk (high probability) 10747 - 18% of site within 1000 year risk of flooding from surface water (low probability), 3% of site within 100 year risk (medium probability), 4% of site within 30 year risk (high probability)

Risk of groundwater flooding	10165 – no risk
Is the site at risk from flooding in the event of a reservoir failing?	10747 - 11% of site within Class C: Potential for groundwater flooding to occur at surface No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	10165 - The SFRA sequential test database gives this site a rank of 6 as there is a Recorded Flood Incident within 500m of the site. 10747 - The SFRA sequential test database gives this site a rank of 2 as over 5% of the site is within either the Higher Central Combined flood extent or the Central Combined flood extent. This is a strategic site that includes areas of flood risk within an area protected as the Roman River corridor nature recovery area. Policy OA5 requires a comprehensive masterplan to be agreed prior to submitting a planning application. The detailed site layout and design needs to ensure that no development occurs within the flood risk areas. Policy EN8, EN8a and NZ3 also include requirements for SuDS and water efficiency measures. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. As part of the site is in flood zone 3a and 3b, the exception test is required. To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. As outlined in policy EN8, development will be directed away from areas of highest flood risk. This must be considered as part of the masterplan which is

developed. As a mixed use allocation, including requirements for substantial areas of greenspace, it will be possible to deliver built development away from areas of flood zone 2 and 3.

Therefore, the site allocation (as part of OA5) passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a..

Site name, size and policy number	Policy PEP5 – Land South of A12, Marks Tey The site is now part of a wider Marks Tey Growth Area policy (Policy OA5). It is possible that this area may not be allocated as employment; this will develop as part of a comprehensive masterplan. However, for the purpose of the sequential test it is treated as employment.
Proposed use and vulnerability classification	Employment – Less vulnerable
Site flood zone	100% of the site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central combined flood extent No
Surface water flood risk	6% of site within 100 year risk (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site has a low flood risk. Policy NZ3 (and OA5) does require demonstration of sufficient capacity for managing wastewater. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also

require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	Policy PEP6 – Anderson’s Site, Marks Tey 3.2 ha.
Proposed use and vulnerability classification	Employment – Less vulnerable
Site flood zone	100% of the site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central combined flood extent No
Surface water flood risk	8% of the site within 100 year risk (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site has been identified as having small proportions of it at risk of surface water flooding. However, the majority of the site is at a low risk of flooding. The sequential test is passed.

Site name, size and policy number	Policy PP19 – Land North of Oak Road, Tiptree 99.5 Ha – 650 dwellings (including land for Country Park)
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of the site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central combined flood extent No
Surface water flood risk	7% of site within 1000 year risk of flooding from surface water (low probability), 5% of site within 100 year risk of flooding from surface water (medium probability), 1% of site within 30 year risk of flooding from surface water (high probability)
Risk of groundwater flooding	15% of site within Groundwater Class A and 1% within Groundwater Class B.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within Groundwater Class A. However, the site is largely at a relatively low flood risk. Policy PP19 does require demonstration of sufficient capacity for managing wastewater. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. Policy EN8a also outlines that the

development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	Policy PP20: Land at Bonnie Blue Oak, Tiptree 1.9 Ha, 30 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of the site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central combined flood extent No
Surface water flood risk	41% of the site is within 1000 year risk of surface water flooding (low probability), 25% of site within 100 year risk of surface water flooding (medium probability) and 7% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	35% of the site is within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within Groundwater Class A. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be

demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	Policy PP21: Highlands, Kelvedon Road, Tiptree 1.3 Ha – 10 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent No
Surface water flood risk	8% of the site within 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as 100% of the site is in Flood Zone 1 and is not shown to be susceptible to surface water or groundwater flooding. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. The sequential test is passed.

Site name, size and policy number	Policy PP22: Telephone Exchange, Tiptree 0.5 hectares, 5 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site at risk of future flooding No
Surface water flood risk	None of the site in an area at risk of surface water flooding
Risk of groundwater flooding	Part of the site is in Groundwater flood risk class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at a low level of flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

PEP7 is an allocation in the Tiptree Neighbourhood Plan and whilst it is shown on the Local Plan policies map, it is not a Colchester Local Plan allocation. Therefore, the sequential test has not been applied to this site

Site name, size and policy number	Policy PEP8: Land south of Factory Hill, Tiptree 4.7 ha
Proposed use and vulnerability classification	Employment - Less vulnerable
Site flood zone	100% within flood zone 1. However, the site is close to areas of flood zone 2 and 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	No future flood risk identified
Does the site include a main river or ordinary watercourse?	Site is adjacent to a brook and does have standing water on the site.
Surface water flood risk	29% of the site is within 1000 year risk of surface water flooding (low probability), 22% of site within 100 year risk of surface water flooding (medium probability) and 12% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site does have a significant area at high risk of surface water flooding. Development should be steered away from these areas of higher surface water flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving

waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	Policy PP23: Land East Dawes Lane, West Mersea 12 hectares, 300 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central future flood extent No
Surface water flood risk	2% of the site is within 1000 year risk of surface water flooding (low probability). 4% of the site is within 100 year risk of surface water flooding (medium probability). There are small areas of low surface water flood risk also surrounding the site which should be considered when evaluating the cumulative flood impacts of building this development.
Risk of groundwater flooding	2% of site within Groundwater Class B and 2% of site within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as 100% of the site is within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding (only very small proportions of the site are at surface water/groundwater flood risk). Policy

EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP24: Land Northwest of the Fire Station, Wivenhoe 8.9 Ha – 200 dwellings
Proposed use and vulnerability classification	Residential – more vulnerable
Site flood zone	100% within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	n/a
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	n/a
Future flood extent Does the site include a main river or ordinary watercourse?	0% No
Surface water flood risk	1% of site within 1000 year risk of flooding from surface water (low probability), 1% of site within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	87% of site within Groundwater Class B and 13% of site within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No, but adjacent to Wivenhoe CDA
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 because over 5% of the site is within the Groundwater Class C. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP25: View Park, Abberton and Langenhoe 2 Ha – 50 dwellings
Proposed use and vulnerability classification	Residential – more vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site is in higher central flood extent No
Surface water flood risk	2% of site within 1000 year risk of surface water flooding (low probability), 2% of site within 100 year risk of surface water flooding (medium probability) and 1% of site within 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	None of the site is at risk of groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as 100% of the site is in flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding (surface water flood risk is isolated to small areas of the site). Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer

network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP26: Land North of Boxted Straight Road, Boxted Cross 6.1 Ha – 150 dwellings
Proposed use and vulnerability classification	Residential – more vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site within higher central flood extent Site is adjacent to some small watercourses and an area of standing water
Surface water flood risk	1% of site within 1000 year risk of surface water flooding (low probability), 1% of the site within 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	77% of site within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5, as over 5% of the site is in Groundwater Class A. PP26 details that sufficient capacity for managing wastewater at the site must be demonstrated. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8,

EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP27: Swan Grove, Chappel 1.7ha – 35 dwellings
Proposed use and vulnerability classification	Residential – more vulnerable
Site flood zone	100% of site within flood zone 1. However, it is close to areas of flood risk 2 and 3 surrounding Chappel and Wakes Colne.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site in higher central combined flood extent No, but it is adjacent to some small watercourses
Surface water flood risk	9% of site within 1000 year risk of surface water flooding (low probability)
Risk of groundwater flooding	34% within Groundwater Class B and 28% within Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 because over 5% of the site is within the Groundwater Class C flood risk. Policy EN8a outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP28: Land West of Station Road, Wakes Colne 15 ha – 200 dwellings
Proposed use and vulnerability classification	Residential – more vulnerable Some highway infrastructure. This infrastructure does not cross an area of flood risk.
Site flood zone	100% of site within flood zone 1. However, the site is close to flood risk areas 2 and 3 surrounding Chappel and Wakes Colne.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site in higher central combined flood extent Adjacent to River Colne
Surface water flood risk	4% of site within 1000 year risk of surface water flooding (low probability), 1% of site with 100 year risk of surface water flooding (medium probability). Parts of Chappel are also at a high risk of surface water flooding and the cumulative flood impacts of the development should be considered.
Risk of groundwater flooding	11% of site within Groundwater Class A and 14% in Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is in Groundwater Class B. PP28 details that the site must deliver enhanced

open space which could help to manage flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PEP12: Land at Wakes Hall Business Centre 0.9 ha
Proposed use and vulnerability classification	Employment/Commercial – Less vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	No future flood risk identified No
Surface water flood risk	None of the site in an area at risk of surface water flooding
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at a low level of flood risk and the policy does not identify need for flood risk to be mitigated on site as part of any development. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP29a: Land East of School Road, Copford (North) 17.43 ha – 300 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of the site is in flood zone 1. However, the site is close to the Roman River and the flood risk that presents.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the overall site in higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is in an area at risk of surface water flooding. However, the site is close to some areas of high flood risk and the cumulative impacts of the development on this flood risk should be considered.
Risk of groundwater flooding	13% of site within Groundwater Class B and 9% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within Groundwater Class C.

Policy PP29a requires a comprehensive masterplan to be agreed prior to submitting a planning application. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP29b: Land East of School Road, Copford (South) 2.2 ha – 50 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of the site is in flood zone 1. However, the site is close to the Roman River and the flood risk that presents.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the overall site in higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	5% of site within 1000 year risk of surface water flooding (low probability), 3% of site within 100 year risk of surface water flooding (medium probability) and 1% of site within 30 year risk of surface water flooding (high probability) However, the site is close to some areas of high flood risk and the cumulative impacts of the development on this flood risk should be considered.
Risk of groundwater flooding	21% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No

Conclusion, including the SFRA sequential test database rank.

The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within Groundwater Class C. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP30: Land South of Long Road, Dedham (Dedham Heath settlement) 0.5 ha - 15 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of site in higher central combined flood extent No
Surface water flood risk	No surface water flood risk identified
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is wholly within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. Policy PP30 details that the applicant must demonstrate sufficient capacity for managing wastewater. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also

require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP32: Land North of Halstead Road and West of Fiddlers Wood Eight Ash Green 9.8 ha – 250 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site in higher central combined flood extent No
Surface water flood risk	1% of the site in 1000 year risk of surface water flooding (low probability)
Risk of groundwater flooding	71% of the site in Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within Groundwater Class A. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and Suds. The sequential test is passed.

Site name, size and policy number	PEP9: Bullbanks Farm, Eight Ash Green 0.8 ha
Proposed use and vulnerability classification	Employment/Commercial – Less vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	Site is not identified at being in area of future flood risk. No
Surface water flood risk	2% of the site in 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Part of the site is within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at a low level of flood risk and the policy does not identify need for flood risk to be mitigated on site as part of any development. The sequential test is passed.

Site name, size and policy number	PP33: Land east of Plummers, Fordham 0.9 ha - 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site in the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	1% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	The site is not considering to be prone to groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is wholly within flood zone 1 and is shown to be at limited susceptibility to surface water or groundwater flooding. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP34: Land North of Coach Road, Great Horkesley 39 ha - 800 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site is in higher central combined flood extent No
Surface water flood risk	5% of the site in 1000 year risk of surface water flooding (low probability), 3% of the site in 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class C. Policy PP34 requires a comprehensive masterplan to be agreed prior to submitting a planning application. It also details that the developer will need to demonstrate sufficient capacity for managing wastewater on the site. Policy EN8a also outlines that the development must

discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP35: The Old School, Great Horkesley 0.6 ha – 13 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, the site is close to areas within flood zones 2 and 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site is in higher central combined flood extent No, but the site is very close to a main river.
Surface water flood risk	0% of the site at risk of surface water flooding. However, there are small areas at a low risk of surface water flooding east of the site along the main road.
Risk of groundwater flooding	100% of the site in Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class C. Policy PP35 details that the developer must demonstrate sufficient capacity for managing wastewater on the site. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. It also includes criteria requiring

SuDS and water efficiency measures in accordance with Policy EN8. The sequential test is passed.

Site name, size and policy number	PP36: Land at Earls Colne Road, Great Tey 6.0 ha – 150 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site in higher central combined flood extent No
Surface water flood risk	2% of the site in 1000 year risk of surface water flooding (low probability), 1% of the site in 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is wholly within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP37: Land north of Park Lane, Langham 39.6 ha – 850 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site in higher central combined flood extent No
Surface water flood risk	3% of the site in the 1000 year risk of surface water flooding (low probability), 2% of the site in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	However, there are surrounding areas at low and medium surface water flood risk at the north east of the development. Given the size of the development, the cumulative flood impacts of the development should be considered. 13% of the site in Groundwater Class A, 76% of the site in Groundwater Class B and 10% of the site in Groundwater Class C.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class C. Policy PP37 requires a comprehensive masterplan to be agreed prior to submitting a planning application. It

details that the developer needs to demonstrate sufficient capacity for managing wastewater on the site. There are also existing sewer network capacity issues, including dealing with infiltration of surface water and groundwater. Where necessary, development may need to be phased to ensure there is capacity in wastewater infrastructure to support development. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP38: Land opposite Wick Road, Langham 0.8 ha – 10 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site in higher central combined flood extent No
Surface water flood risk	3% of the site is in the 100 year risk of surface water flooding (medium probability). Also, parts of Wick Road are at a low-medium risk of surface water flooding.
Risk of groundwater flooding	100% of site within Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is in Groundwater Class B. PP38 details that the developer needs to demonstrate sufficient capacity for managing wastewater on the site. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water

efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PEP10: Lodge Lane, Langham 1.0 ha
Proposed use and vulnerability classification	Employment/Commercial – Less vulnerable
Site flood zone	100% in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	Site identified not to be at future risk of flooding No
Surface water flood risk	3% of the site within the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Site identified to not be at risk of groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Site is identified to be at low flood risk. The sequential test is passed.

Site name, size and policy number	PP39: Land at The Furze, Layer de la Haye 0.7 ha – 10 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site in higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is at risk of surface water flooding
Risk of groundwater flooding	100% of the site within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is in Groundwater Class A. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP40: Land West of The Folley, Layer de la Haye 4 ha – 75 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	0% of the site in higher central combined flood extent No
Surface water flood risk	1% of the site in 1000 year risk of surface water flooding (low probability)
Risk of groundwater flooding	92% of the site within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is in Groundwater Class A. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP41: Rowhedge Business Park, Rowhedge 3.7 ha – 50 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, parts of the site are close to flood zones 2 and 3 surrounding the River Colne.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	2% of the site within 1000 year risk of surface water flooding (low probability), 4% of the site within 100 year risk of surface water flooding (medium probability) and 1% of the site within 30 year risk of surface water flooding (high probability).
Risk of groundwater flooding	2% of the site within Groundwater Class A and 69% of the site within Groundwater Class B.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. Policy EN8a also outlines that the development

must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP42: Land at White Hart Lane, West Bergholt 7.5 ha – 185 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	Site is not identified to be at risk of surface water flooding.
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as the site is in Groundwater Class B. All allocations in West Bergholt must ensure sufficient capacity for managing wastewater at the site can be demonstrated. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no

other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP43: Land North of Colchester Road, West Bergholt 7.2 ha – 185 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	5% of the site is in the 1000 year risk of surface water flooding (low probability), 4% of the site is in the 100 year risk of surface water flooding (medium probability) However, the site is close to some areas of higher surface water flood risk, particularly near Armoury Road.
Risk of groundwater flooding	100% of the site is in Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is in Groundwater Class A. All allocations in West Bergholt must ensure sufficient capacity for managing wastewater at the site can be demonstrated. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer

network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PEP11: Land at Pattens Yard, West Bergholt 2.0 ha
Proposed use and vulnerability classification	Employment/Commercial – Less vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent Does the site include a main river or ordinary watercourse?	Site not identified to be at future risk of flooding. No
Surface water flood risk	5% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Site not considered to be prone to groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Overall, the site is identified to be at low flood risk. The sequential test is passed.

Site name, size and policy number	PP45: Land off New Road, Aldham 0.9 ha – 15 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Site is not identified to be at risk of surface water flooding.
Risk of groundwater flooding	Site is not considered to be prone to groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 6 as, despite low flood risk being identified across the site, a flood incident was recorded within 500m of the site in 2009. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP46: Land at Birch Green 0.9 ha – 15 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	6% of the site within 1000 year risk of surface water flooding (low probability). Additionally, a high proportion of Birch Green is at a low risk of surface water flooding with pockets at medium and high surface water flood risk. The impact this development could have on the surrounding flood risk should be considered.
Risk of groundwater flooding	100% of the site in Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within 1000 year risk of surface water flooding and over 5% of the site is in groundwater class A. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer

network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP47: Land at Picketts Farm, Fingringhoe 0.4 ha – 5 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, the site is close to areas within flood zones 2 and 3.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No, but the site is close to the Roman River.
Surface water flood risk	Site is not identified to be at risk of surface water flooding.
Risk of groundwater flooding	Site is not considered to be prone to groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 6 as the area was affected by a flood event in the past (1947 and 1953 floods). The site has not been affected by floods since these dates but is close to areas within flood zones 2 and 3. PP47 details that sufficient capacity for managing wastewater at the site must be demonstrated. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer

network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP48: Kelvedon Road, Messing 2.7 ha – 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	1% of the site in the 100 year risk of surface water flooding (medium probability). However, parts of the village are at high surface water flood risk, and land immediately adjacent to the site is at low surface water flood risk. There is also known flood risk mitigation measures installed on the fields where the site is located. The cumulative flood impacts of this development should be considered.
Risk of groundwater flooding	8% of the site is in Groundwater Class A and 58% of the site is in Groundwater Class B.
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is in Groundwater Class B. PP48 details opportunities to support creation of standing freshwater habitat could help contribute to

managing flood risk on the site and nearby. The policy also requires that a site specific drainage strategy is prepared to ensure the development does not exacerbate flood risk and complements existing flood mitigation solutions in the village. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS The sequential test is passed.

Site Specific Assessments (sites added into Regulation 19 Submission Draft)

Several additional residential and employment allocations have been added into the Regulation 19 Submission Draft Local Plan following consideration of representations made through the Regulation 18 consultation. These assessments are presented below.

Site name, size and policy number	PP22b: Land at New Park Cottage, Maypole Road, Tiptree 1.1 ha – 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	14% of the site in the 100 year risk of surface water flooding (medium probability).
Risk of groundwater flooding	Potential for groundwater flooding of property situated below ground level
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion,.	Overall, the site is at a relatively low flood risk, with a small part at risk of surface water flooding. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP29c: Land East of Queensberry Avenue, Copford 2.8 ha – 70 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	98% of site in flood zone 1, 2% in flood zone 2
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No. However, the Roman River runs directly adjacent to the site.
Surface water flood risk	3% of the site in the 100 year risk of surface water flooding (medium probability).
Risk of groundwater flooding	Potential for groundwater flooding of property situated below ground level
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion,.	Overall, the site is at low flood risk, but part is within flood zone 2. Development should be steered away from flood zone 2. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP32a: Land South of Halstead Road, Eight Ash Green 16 ha – 250 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No. However, the Roman River runs directly adjacent to the site.
Surface water flood risk	4% of the site in the 100 year risk of surface water flooding (medium probability).
Risk of groundwater flooding	Potential for groundwater flooding of property situated below ground level
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion,.	Overall, the site is at low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP36a: Land East of Brook Road, Great Tey 2.1 ha – 50 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered to be in an area at risk of surface water flooding, although there are small areas of surface water flood risk to the north of the site.
Risk of groundwater flooding	Site not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion,.	Overall, the site is at low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP40a: Malting Green Road, Layer de-la Haye 1.4 ha – 30 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered to be in an area at risk of surface water flooding.
Risk of groundwater flooding	Potential for groundwater flooding of property situated below ground level
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion,.	Overall, the site is at low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP49a: Land South of Mersea Road, Peldon 1.22 ha – 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered to be in an area at risk of surface water flooding.
Risk of groundwater flooding	Site not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion	Overall, the site is at low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP49b: Land West of Maltings Road, Peldon 0.2 ha – 5 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered to be in an area at risk of surface water flooding.
Risk of groundwater flooding	Site not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion	Overall, the site is at low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The sequential test is passed.

Site name, size and policy number	PP50: BT site, Cowdray Avenue, Colchester 1.4 ha – 40 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	85% of site in flood zone 1, 3% in flood zone 3a and 12% in flood zone 3b
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	Yes, but the areas of higher flood risk make up a small part of the allocation which built development can be steered away from
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	Yes, 12% of the site does
Future flood extent	20% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No, although it is very close to a small ordinary watercourse
Surface water flood risk	16% of the site is in the 1000 year risk of surface water flooding (low probability), 7% of the site is in the 100 year risk of surface water flooding (medium probability) and 3% of the site is in the 30 year risk of surface water flooding (high probability)
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	Yes, on a wet day.
Is the site within a critical drainage area?	Site is wholly located within Critical Drainage Area CDA 005 St Anne's

Conclusion

Overall, the site has areas within it that are at a higher flood risk. Policy PP50 requires contributions towards flood risk solutions in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area COL005 (St Anne's). Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS.

As there is potential for built development to occur in the area within flood zone 3a, the exception test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In line with policy EN8, development will be steered away from areas at the highest flood risk in flood zones 3a and 3b. Built development will not be permitted in flood zone 3b. If built development is proposed in the flood zone 3a, then floodplain compensation storage will be required. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	PP51: Former Land Rover site, Cowdray Avenue, Colchester 0.7 ha – 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, the site is close to areas of flood zone 2 on Cowdray Avenue
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered at risk of surface water flooding
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Site is wholly located within Critical Drainage Area CDA 007 Mile End

Conclusion

Overall, the site is at a lower flood risk, although it is located close to known areas of flooding along Cowdray Avenue. Policy PP51 requires contributions towards flood risk solutions in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area COL007 (Mile End). Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

Site name, size and policy number	PP52: BT Repeater Station, Guildford Road, Colchester 0.3 ha – 25 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, the site is close to areas of flood zone 2 on East Street/East Hill.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	1% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No but it is located close to the River Colne
Surface water flood risk	None of the site is considered at risk of surface water flooding
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	Yes, on a wet day.
Is the site within a critical drainage area?	Site is wholly located within Critical Drainage Area CDA 003 Abbey Gate

Conclusion

Overall, the site is at a lower flood risk, although it is located close to areas of higher flood risk along East Hill and East Street. Policy PP52 requires contributions towards flood risk solutions in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area COL003 (Abbey Gate). Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

Site name, size and policy number	PP53: Land at Chapman's Farm, Nayland Road, Colchester
	0.9 ha – 35 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	12% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No

Conclusion

Overall, the site is at a low flood risk, there are parts of the site with a risk of surface water flooding.

Development will need to be planned to minimise impacts on surface water flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

Site name, size and policy number	PP54: Sheepen Place, Colchester 0.5 ha – 100 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	1% of site in flood zone 1, 39% in flood zone 2 and 60% in flood zone 3a.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	100% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No but is directly adjacent to the River Colne
Surface water flood risk	98% of the site in the 1000 year risk of surface water flooding (low probability), 47% of the site is in the 100 year risk of surface water flooding (medium probability) and 8% of the site in the 30 year risk of surface water flooding (high probability). The varying levels of surface water flood risk total over 100% of the site. This is because separate modelling runs were done to identify land at low probability, medium probability and high probability of surface water flooding. When this was done, some parts of the site fall within multiple flood risk categories.
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	Yes

Is the site within a critical drainage area?

Site is wholly located within Critical Drainage Area CDA 012 Balcerne Hill Roundabout

Conclusion

Overall, the site is at a relatively high flood risk, with a large proportion of the site in flood zone 3a. Policy PP54 requires contributions towards flood risk solutions in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area COL012 (Balcerne Hill roundabout). Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

As there is potential for built development to occur in the area within flood zone 3a, the exception test is required.

To pass the exception test any new development permitted would need to provide wider sustainability benefits to the community that outweigh the flood risk; and the development will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In line with policy EN8, development will be steered away from areas at the highest flood risk in flood zones 2 and 3a. If built development is proposed in the flood zone 3a area then floodplain compensation storage will be required. Further recommendations as outlined in the site proforma in the Level 2 SFRA should also be considered as part of any development.

The site allocation passes the exception test in principle. Nevertheless, it will be necessary for developers to fully address the exception test at planning application stage where built development is proposed in flood zone 3a.

Site name, size and policy number	PP55: Land adjacent Lethe Grove, Colchester 3.9 ha – 75 dwellings
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	None of the site is considered at risk of surface water flooding.
Risk of groundwater flooding	Site not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No

Conclusion

Overall, the site is at a low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

Site name, size and policy number	PEP15: Land at Former Mill Race Nursery, Aldham 1.1 ha
Proposed use and vulnerability classification	Employment less vulnerable
Site flood zone	94% of site in flood zone 1, 6% in flood zone 2
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	Yes, but only a small part of the allocation in flood zone 2 and built development can be directed to flood zone 1
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	9% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No, but it is in close proximity to the River Colne
Surface water flood risk	4% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Potential for groundwater flooding to occur at the surface
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No

Conclusion

Overall, the site is at a low flood risk, with a small part at a higher flood risk due to its close proximity to the River Colne. Development of any employment/commercial buildings can likely be directed away from the area at higher flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.

Site name, size and policy number	PEP16: Land South of Tower Business Park, Tiptree 0.5 ha
Proposed use and vulnerability classification	Employment less vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	N/A
Future flood extent	0% of the site is in the higher central combined flood extent.
Does the site include a main river or ordinary watercourse?	No.
Surface water flood risk	8% of the site is in the 100 year risk of surface water flooding (medium probability)
Risk of groundwater flooding	Not considered to be prone to groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No

Conclusion

Overall, the site is at a low flood risk. Policy EN8a also outlines that the development must discharge attenuated surface water to a receiving waterbody and not to the combined sewer network, unless it can be demonstrated that there is no other option. Policy EN8, EN8a and NZ3 also require water efficiency measures and SuDS. The site allocation passes the sequential test.