Colchester City Council
Preferred Options
Local Plan

Flood risk sequential test report

September 2025

Colchester
Local Plan Review

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 strategic flood risk assessment, 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 strategic flood risk assessment (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 proposed site allocations in the Colchester Preferred Options Local Plan Regulation 18 draft. It uses evidence from the Level 1 SFRA carried out by AECOM. Where it is identified that the exceptions test is required, this is noted in the report and will be applied as part of the Level 2 SFRA, which will be carried out in support of the Submission Local Plan.

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:

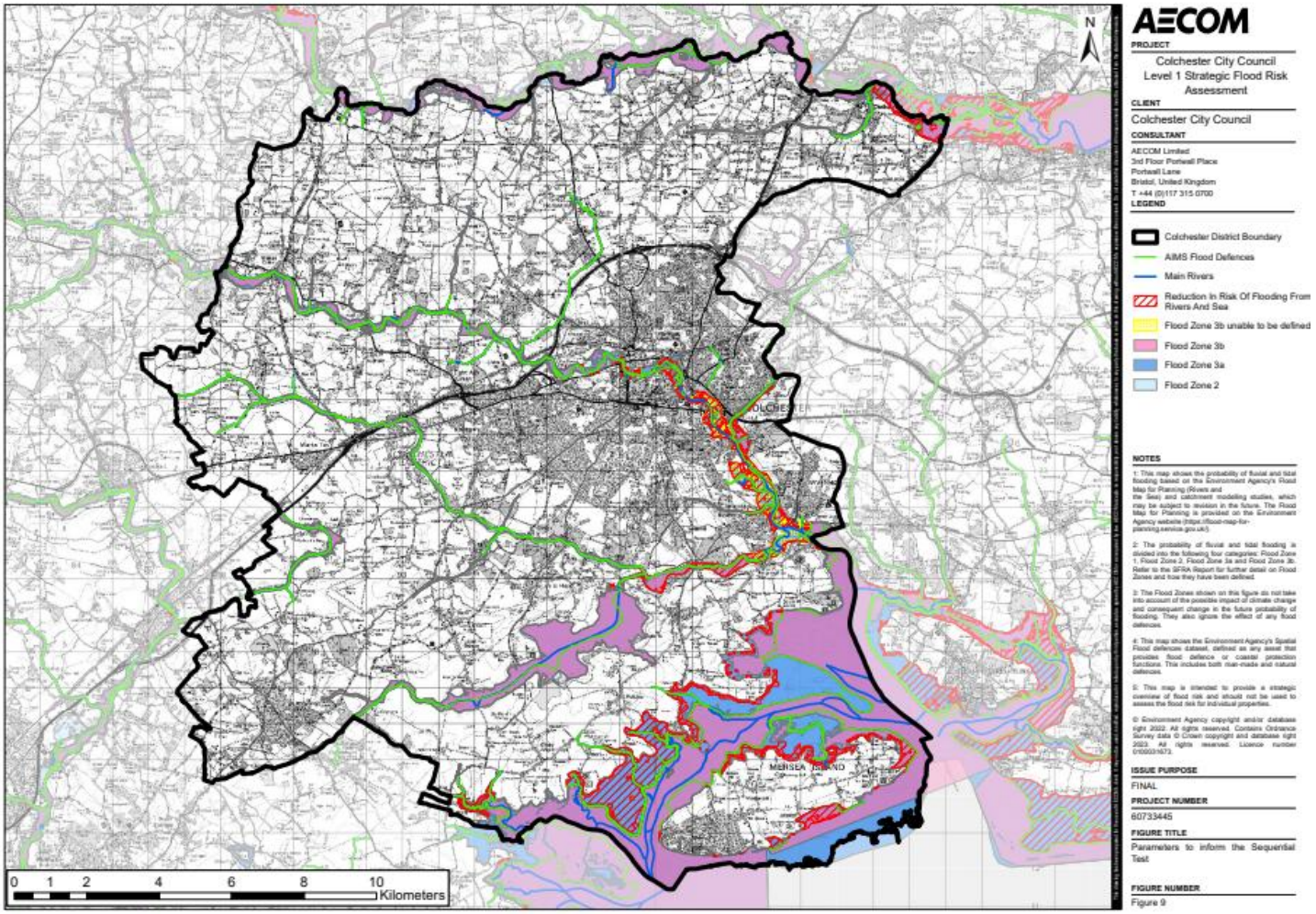
- Colchester Road, Peldon (10138)
- Hythe Quay, Colchester (10945)
- Gamet Bearings Factory Site, Greenstead Road, Colchester (10983)

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 SFRA has informed the sequential test. The Level 1 SFRA was prepared and completed before the Environment Agency published updated flood zones in March 2025. The maps in this report show the updated flood zones and where there are any variations from the previous flood zones as reported in the SFRA, this is documented.

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

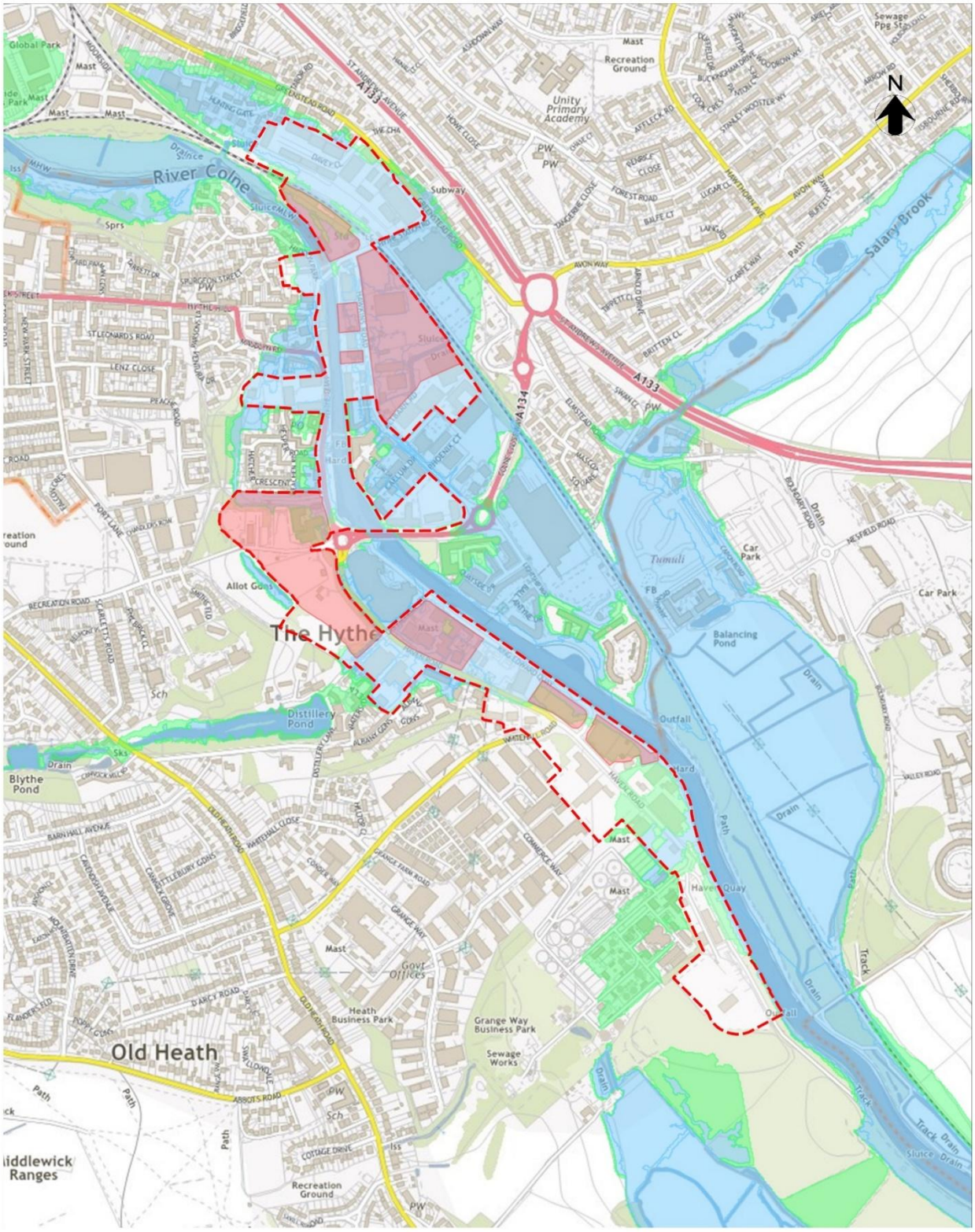


Hythe regeneration area

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 of a continuation of this approach for the new Local 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 on page 10 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.



Scale: 1:10000

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 Site Assessment Database prepared by AECOM as part of the Level 1 SFRA.

Information/ data	**Explanation**
Site name, size and policy number	From the Preferred Options 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	The Level 1 SFRA was prepared and completed before the Environment Agency published updated flood zones in March 2025. The sequential test has used the data from the SFRA but has used the updated flood zones. Where there are any variations within a site from the previous flood zones as reported in the SFRA, this is documented. 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

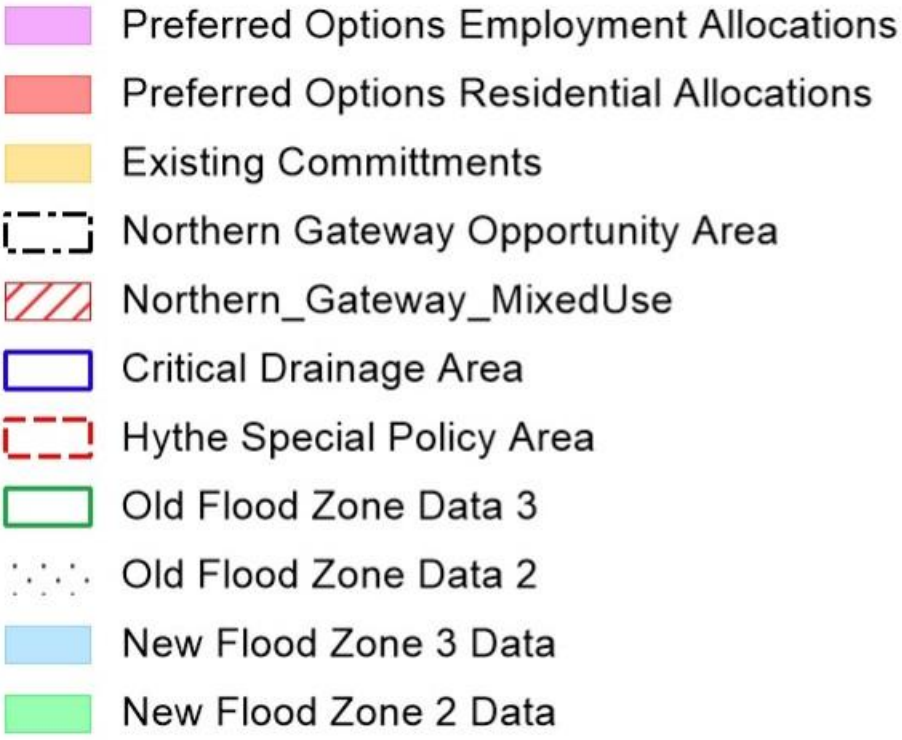
- NCOL_007 Mile End
- NCOL_008 Parsons Heath
- NCOL_009 Highwoods
- NCOL_012 Balkerne Hill
- NCOL_013 Hythe Quay
- NCOL_015 Wivenhoe

Conclusion, including the SFRA sequential test database rank	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.

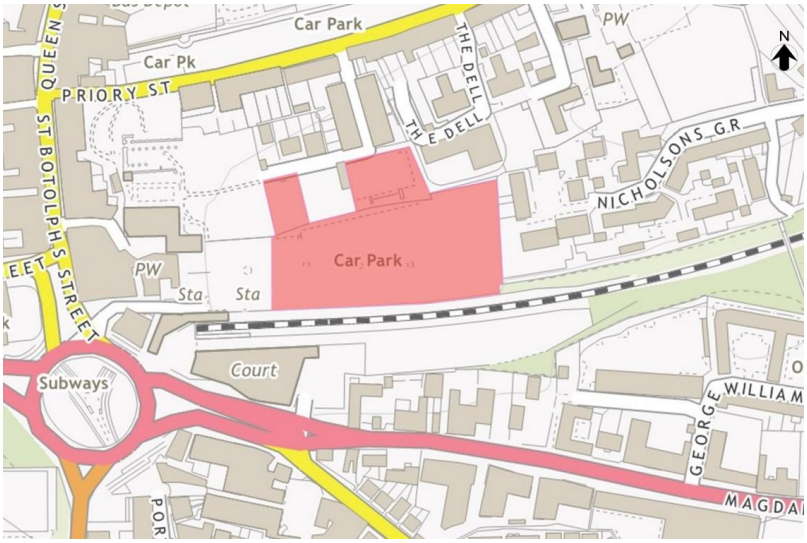
Score	Criteria
1	Over 5% of the site is within the Flood Zone 3b extent
2	Over 5% of the site is within either the Higher Central Combined flood extent or the Central Combined flood extent
3	Over 5% of the site is within either the Groundwater Class C or the 30 year ROFSW extents
4	Over 5% of the site 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.

A map is included of each preferred site allocation showing the flood risk zones. The following key applies to all maps. In the key below, ‘Old Flood Zone’ refers to the flood zone data provided before the Environment Agency updated the flood zones in March 2025. ‘New Flood Zone’ refers to the updated flood zone data provided by Environment Agency in March 2025.

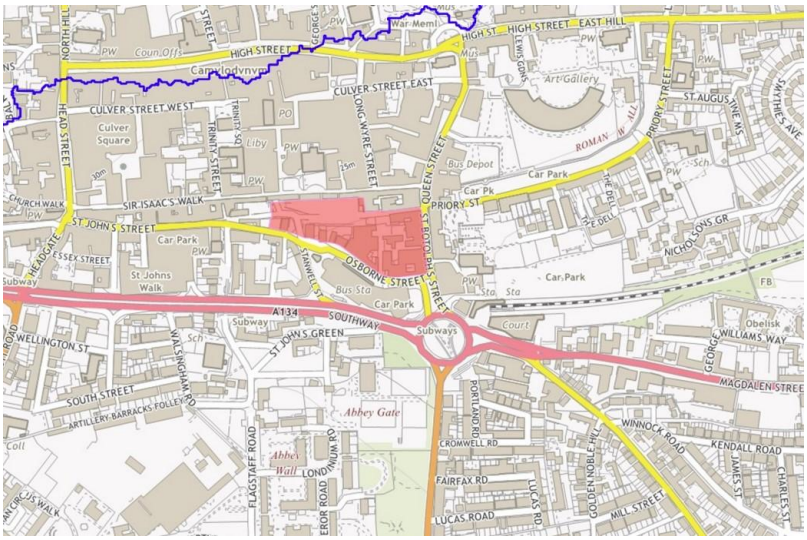
KEY



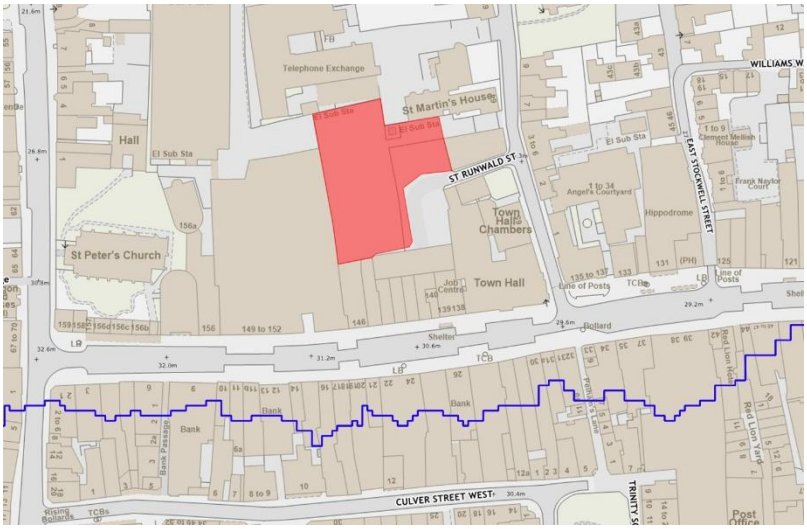
Site-Specific Assessments

Site name, size and policy number	PP1: Britannia Car Park, Colchester 1.0 Ha - 100 dwellings
Map	
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	44% of site within 1000 year risk of flooding from surface water (low probability), 14% within 100 year risk (medium probability) and 2% 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 PP1 includes criteria requiring SuDS and water efficiency measures and contributions towards flood risk solutions, in accordance with Policy EN8 and the Colchester Surface Water Management Plan recommendations for Critical Drainage Area COL 03 (Abbey Gate). The sequential test is passed.

Site name, size and policy number	PP2: Vineyard Gate, Colchester 3.3 Ha - 100 dwellings
Map	
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	31% of site within 1000 year risk of flooding from surface water (low probability), 11% within 100 year risk (medium probability) and 4% 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

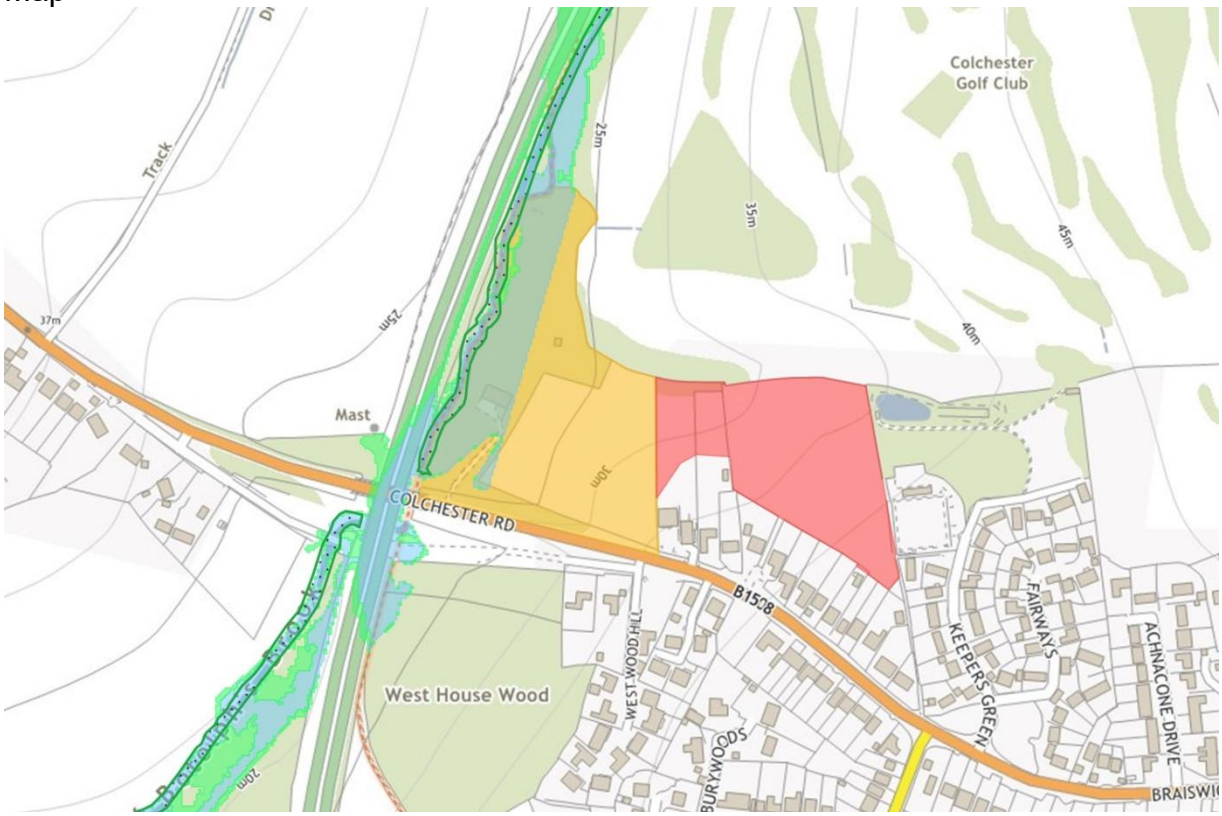
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes – Site wholly located within Critical Drainage Area COL 003 Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this 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 PP2 includes criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions in line with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area COL 03 - Abbey Gate. It 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	PP3: St Runwald Street Car Park, Colchester 0.2 Ha - 40 dwellings
Map	
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 Balkerne 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 A. Policy PP3 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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	PP4: Braiswick, Colchester 3.5 Ha - 30 dwellings

Map

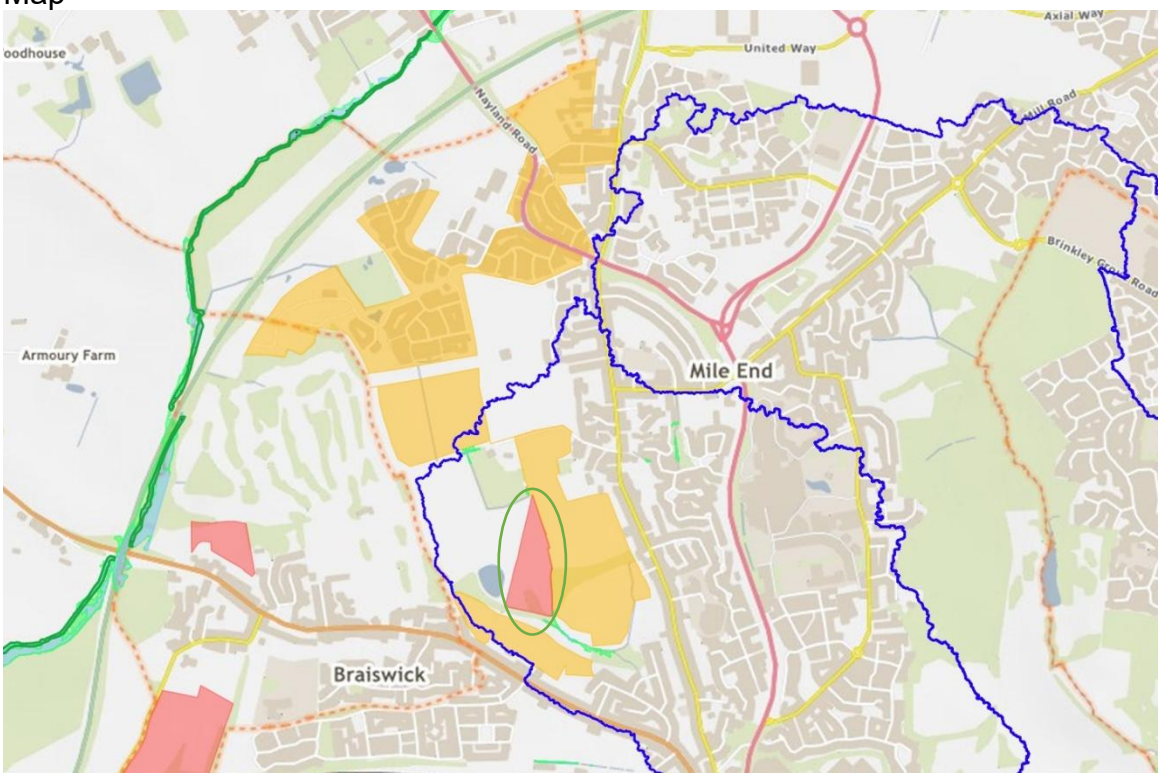


Proposed use and vulnerability classification	Residential, more vulnerable
Site flood zone	100% within flood zone 1. However, the site is close to St Botolph's Brook. Land directly surrounding the brook is either in flood zone 2 or 3.
For sites in flood zones 2 or 3, is there an alternative reasonably 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	0%
Does the site include a main river or ordinary watercourse?	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), 2% 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 PP4 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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

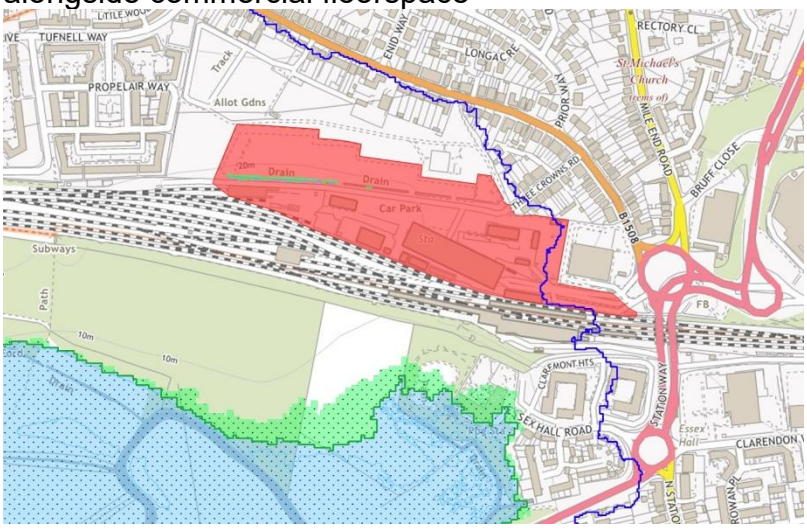
Map



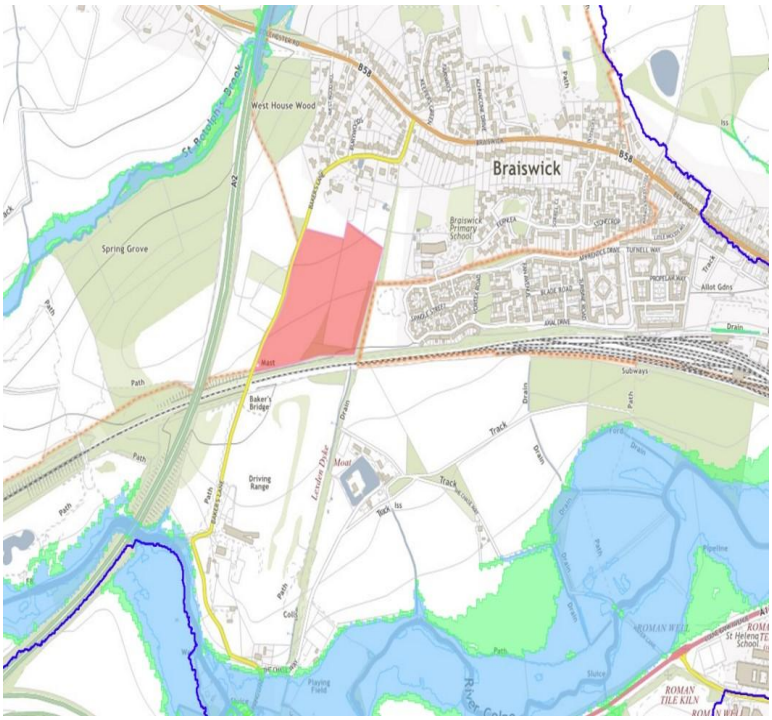
The site allocation is circled in green

Proposed use and vulnerability classification	Residential, more vulnerable
Site flood zone	The SFRA identified that 100% of the site was within flood zone 1. However, the 2025 updates to the flood zone data show that the site is close to a small area of 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%

Does the site include a main river or ordinary watercourse?	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 PP5 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It also identifies that onsite BNG measures delivered should look to contribute biodiversity gains around the watercourse near the site. The sequential test is passed.

Site name, size and policy number	PP6: Land at Colchester Station, Colchester 1.29 Ha - Mixed Use Site consisting of 250 dwellings alongside commercial floorspace
Map	
Proposed use and vulnerability classification	Residential - more vulnerable Commercial – less vulnerable
Site flood zone	The SFRA identified that 100% of the site was within flood zone 1 – but close to flood zones 2 and 3. However, the 2025 updates to the flood zones show a small portion of the site is 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	No
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Risk of surface water flooding is significant across entire site and will need to be considered further.
Risk of groundwater flooding	No, but does border sites where groundwater flooding could occur at surface.

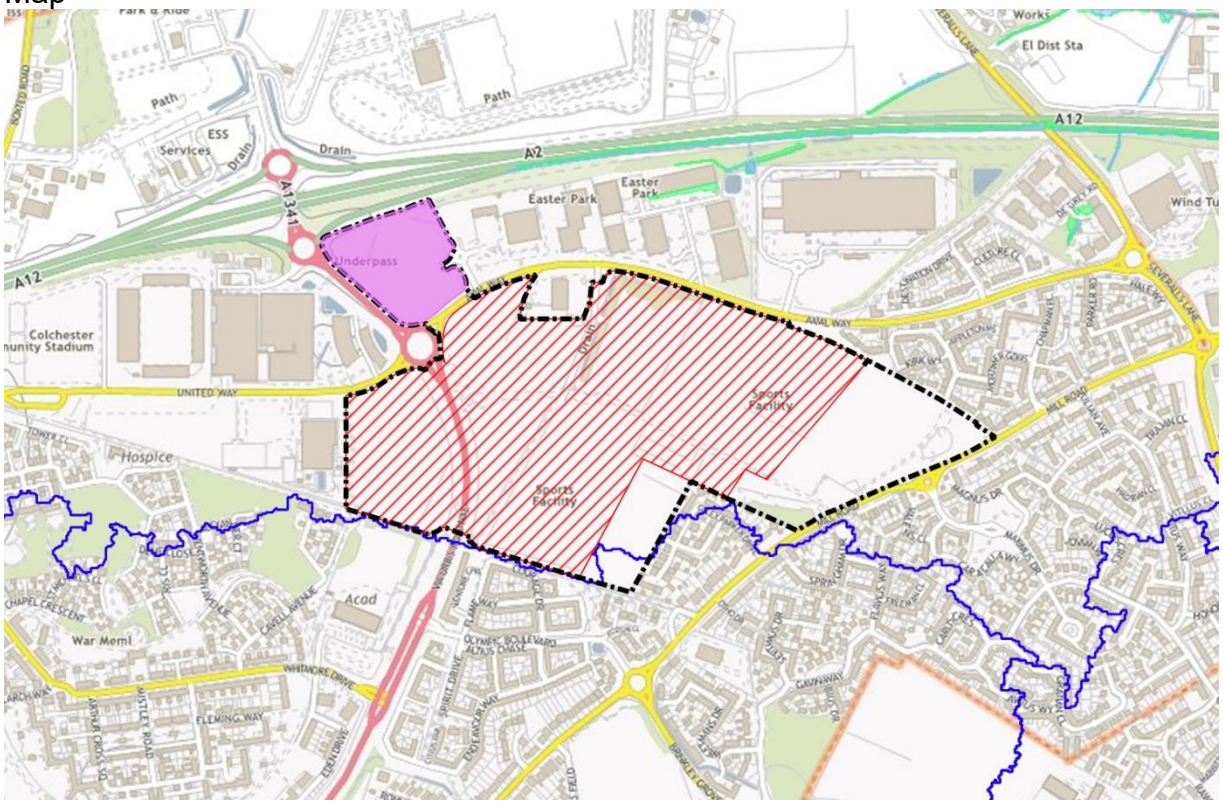
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	This site was not given a rank but flood risk from surface and groundwater surface water flood risk have been identified, which requires further investigation. Solutions to address the risk are included within policy PP6. Policy PP6 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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 7.2 Ha – 100 dwellings
Map	
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	0%
Does the site include a main river or ordinary watercourse?	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 PP7 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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

Map



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	0%

Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Low
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 OA4 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. The sequential test is passed.

Site name, size and policy number	PEP1: Colchester Business Park 2.4 ha
Map	
Proposed use and vulnerability classification	Employment - Less vulnerable
Site flood zone	100% of site is within flood zone 1. However, site is close to flood zones 2 and 3 near 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	No identified future flood risk extent
Does the site include a main river or ordinary watercourse?	No, but close to Salary Brook
Surface water flood risk	Low
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

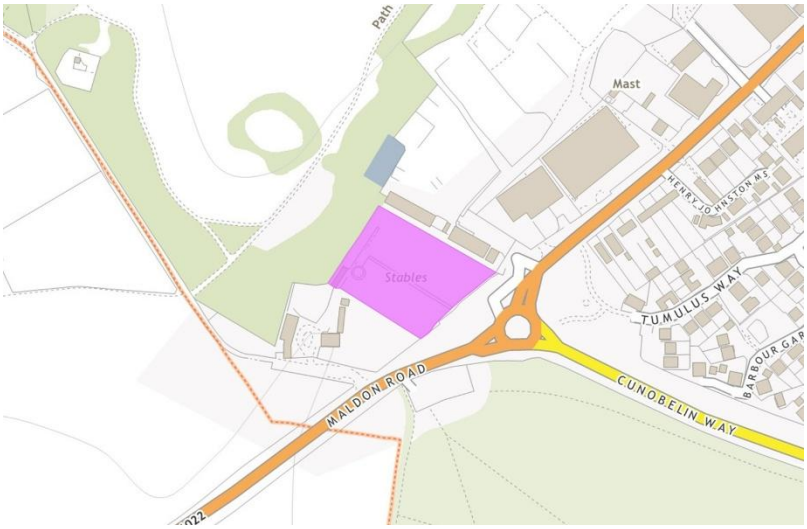
Is the site within a critical drainage area?	No – However, it is close to CDA NCOL_009 Highwoods
Conclusion, including the SFRA sequential test database rank.	From the assessment, the site is at a low risk of flooding. PEP1 includes criteria requiring SuDS and water efficiency measures. The sequential test is passed.

Site name, size and policy number	PP8: Land at Lakelands Crescent, Colchester 0.4 hectares – 5 homes
Map	
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 site within a future 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.
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 PP8 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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	PEP3 Land South of Tollgate West 3.6 ha
Map	
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	No identified future flood risk extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Most of the site is at low risk, with some isolated parts of medium and high surface water flood risk.
Risk of groundwater flooding	The site is split between parts being categorized as category B: Potential for groundwater flooding of property situated below ground level and category C: Potential for groundwater flooding to occur at surface.
Is the site at risk from flooding in the event of a reservoir failing?	No

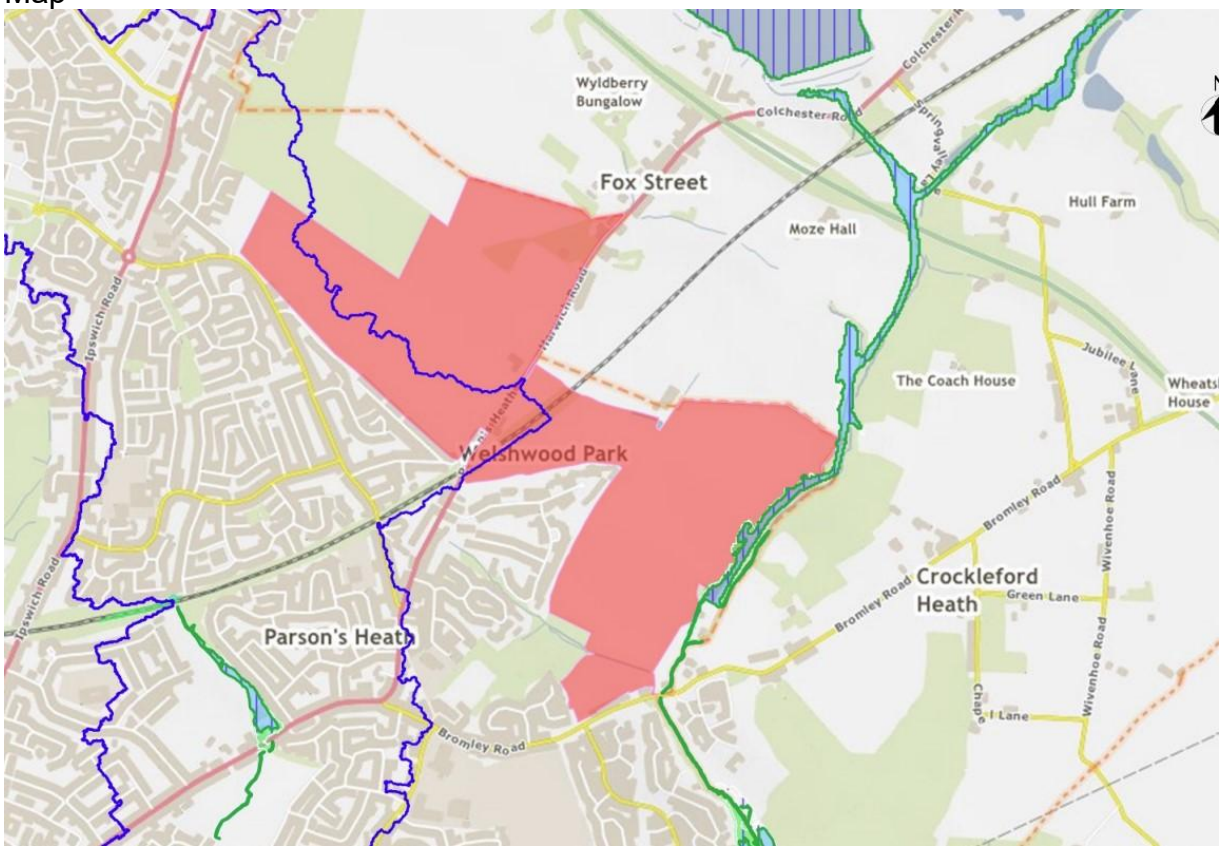
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Majority of site is at a lower risk of flooding, however parts are at higher flood risk from surface water or groundwater. The sequential test is passed.

Site name, size and policy number	PEP4 Maldon Road (Land West of the Colchester Recycling Centre) 0.8 ha
Map	
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	No identified future flood risk extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Low
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 PEP4 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. The sequential test is passed.

Site name, size and policy number	PP9: North-East Colchester (The preferred site allocation includes three sites, two were submitted as part of the call for sites. The sequential test considers the SFRA findings for all three sites.)

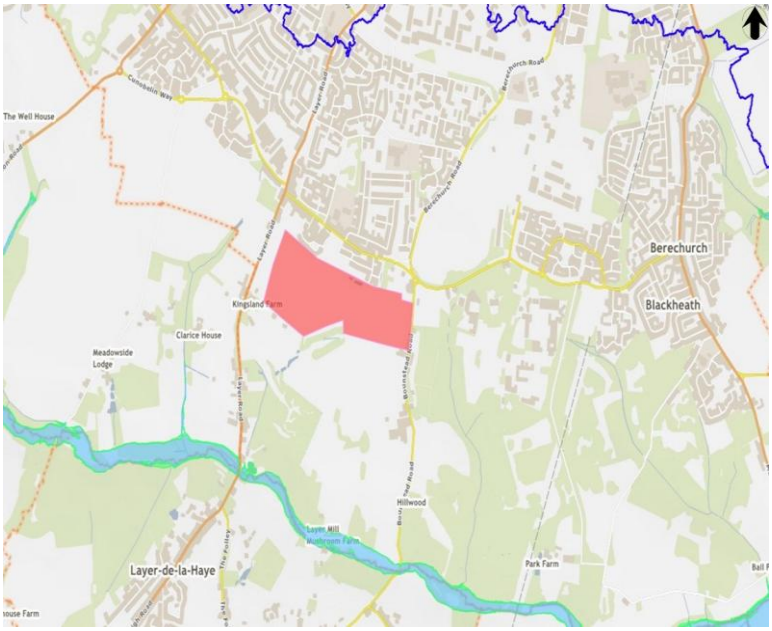
Map



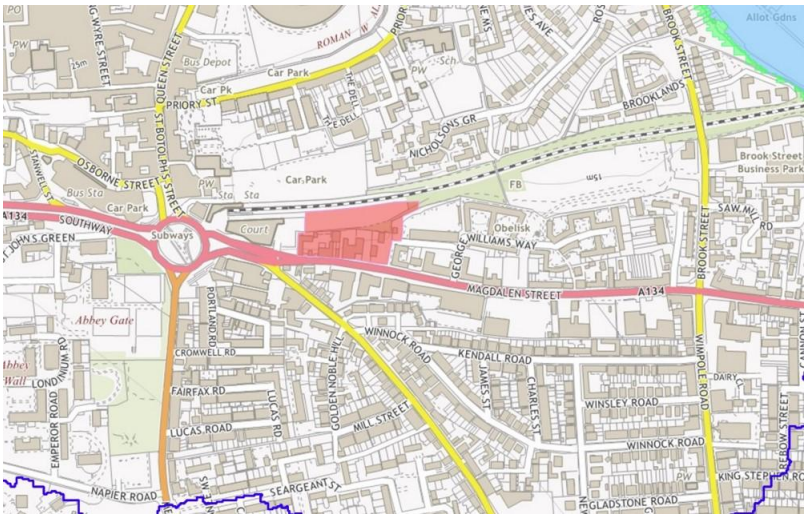
Proposed use and vulnerability classification	Residential 2000 dwellings – More vulnerable
Site flood zone	10256 St Johns Road - 100% within flood zone 1. 10616 Land north of Bromley Road – 96% within flood zone 1, 1% flood zone 2 and 3% flood zone 3b. Welshwood Park - 100% within flood zone 1.
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	10616 Land north of Bromley Road – yes but only 1% of the 40.8ha site is within flood zone 2.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	10616 Land north of Bromley Road – yes but only 3% of the 40.8ha site is within flood zone 3b.

Future flood extent	10256 St Johns Road - 0% of site within higher central flood extent. 10616 Land north of Bromley Road – 4% of site within higher central flood extent. Welshwood Park - 0% of site within higher central flood extent.
Does the site include a main river or ordinary watercourse?	10256 St Johns Road - No 10616 Land north of Bromley Road – Yes, the site includes Salary Brook Welshwood Park - no
Surface water flood risk	10256 St Johns Road - 4% of site within 1000 year risk of flooding from surface water (low probability), 1% of site within 100 year risk (medium probability) & 1% within 30 year risk (high probability) 10616 Land north of Bromley Road – 5% of site within 1000 year risk of flooding from surface water (low probability), 3% of site within 100 year risk (medium probability) & 2% within 30 year risk (high probability) Welshwood Park - 2% of site within 1000 year risk of flooding from surface water (low probability)
Risk of groundwater flooding	10256 St Johns Road - 3% within Class C: Potential for groundwater flooding to occur at surface. 10616 Land north of Bromley Road – 2% in Class A: Limited potential for groundwater flooding to occur. Welshwood Park – 64% Class B: Potential for groundwater flooding of property situated below ground level and 16% Class C: Potential for groundwater flooding to occur at surface.
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. Welshwood Park – no

Is the site within a critical drainage area?	10256 St Johns Road - The southern part of the site is partially within NCol_008 Parsons Heath Critical Drainage Area 10616 Land north of Bromley Road – no Welshwood Park – a small part of the site is within NCol_008 Parsons Heath CDA
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 SuDS and water efficiency measures and enhanced open space provision. The sequential test is passed.

Site name, size and policy number	PP10: Land South of Berechurch Hall Road, Colchester 27.6 Ha – 875 dwellings
Map	
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 site within a future flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	1% of site in 1000 year of risk of flooding from surface water (low probability).

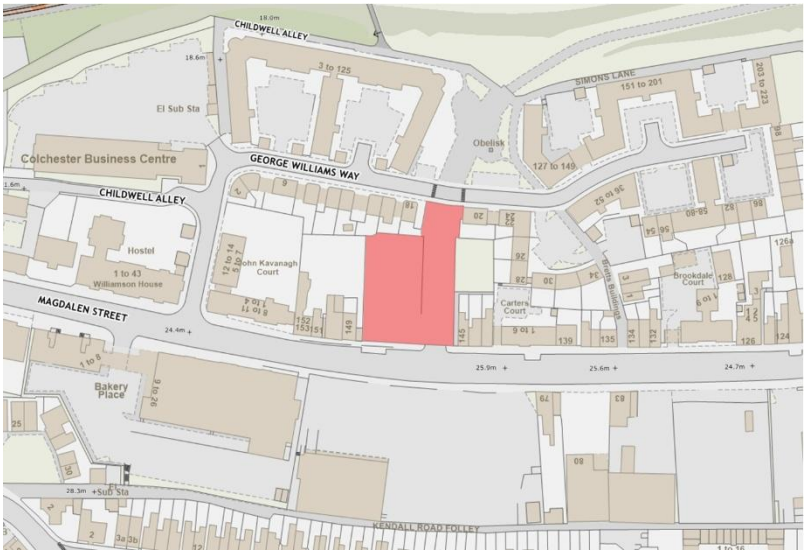
Risk of groundwater flooding	100% of site within Groundwater Class B
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. Policy PP10 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. It 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 0.7 Ha – 40 dwellings
Map	
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	1% 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

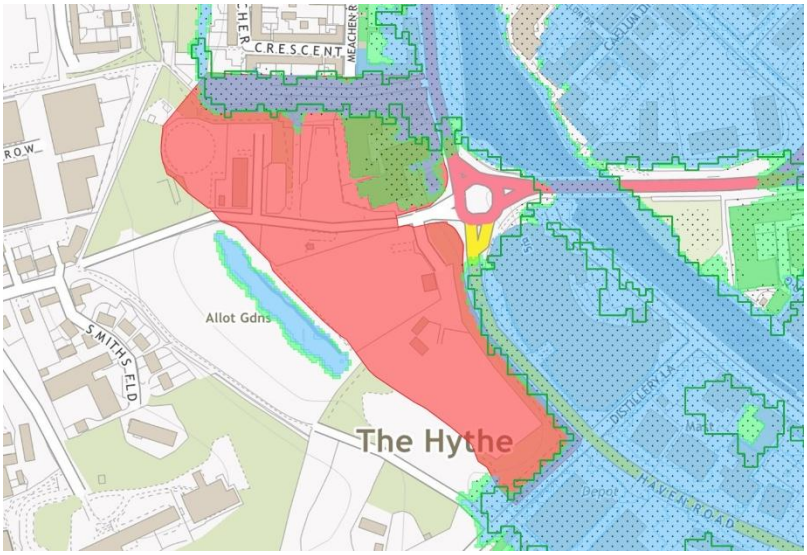
Is the site within a critical drainage area?	Yes – Site is wholly located within Critical Drainage Area COL 03 – Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is within Groundwater Class B. Policy PP11 includes criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions in line with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area CDA 03 - Abbey Gate. It 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	PP12: Land at Robertson Van Hire Site, Colchester 0.1 Ha - 6 dwellings
Map	
Proposed use and vulnerability classification	Residential - More vulnerable
Site flood zone	100% of the site is 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 at risk of surface water flooding
Risk of groundwater flooding	None of the site is at risk of groundwater flooding

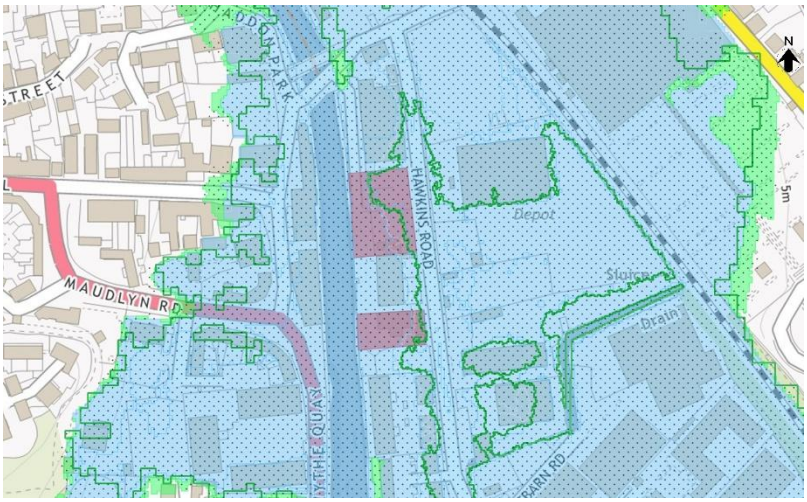
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	Yes – Site is wholly located within Critical Drainage Area NCOL_003 Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. Policy PP12 includes criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions in line with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area CDA 03 - Abbey Gate. It 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	PP13: 146 Magdalen Street Site, Colchester 0.2 Ha – 15 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site is 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 at risk of surface water flooding
Risk of groundwater flooding	100% of the site is within Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	No

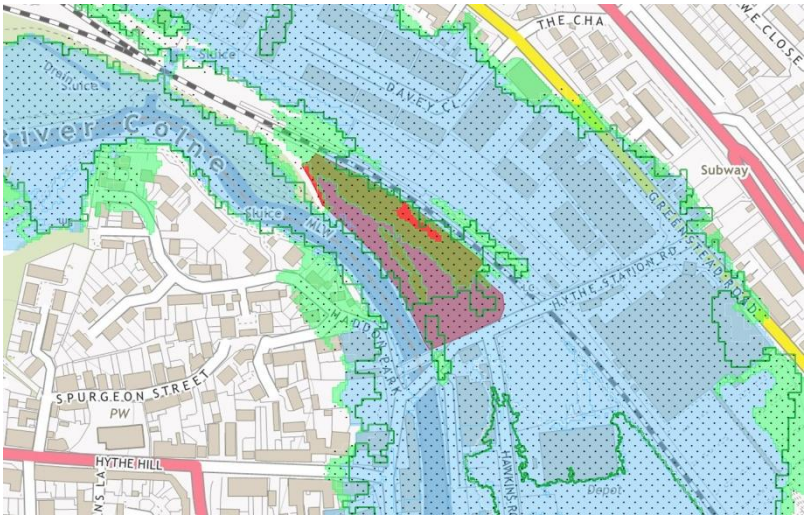
Is the site within a critical drainage area?	Yes – Site is wholly located within Critical Drainage Area NCOL_003 Abbey Gate
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within Groundwater Class A. Policy PP13 includes criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions in line with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area CDA 03 - Abbey Gate. It 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
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	79% of the site is within flood zone 1, 8% of site within flood zone 2 and 13% 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. Only part of the site (21%) is within flood zones 2 and 3.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	Yes, but only part of the site (13%) is within flood zone 3b. Policy PP14 details that no residential development will be located in the areas of the site that fall within flood zones 2 and 3.
Future flood extent	21% of the site is within the higher central flood extent
Does the site include a main river or ordinary watercourse?	No, but it is very closed to the River Colne
Surface water flood risk	13% of site within 1000 Year risk of surface water flooding (low probability), 8% of site within 100 year risk of surface water flooding (medium probability) and 4% of site within 30 year risk of surface water flooding (high probability)

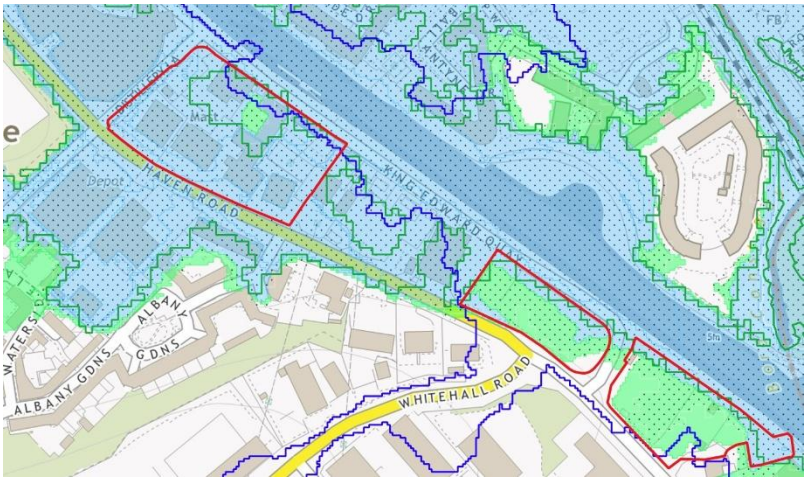
Risk of groundwater flooding	57% of site within Groundwater Class B and 8% of site within Groundwater Class C
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 32% of site at risk from reservoir failure on a dry day, and 40% of site at risk from reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – The whole site is within a critical drainage area. Some of the site is within CDA NCOL_013 Hythe Quay and some of the site 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 1 as over 5% of the site is within flood zone 3b. Policy PP14 details that no residential development will be located in the areas of the site that fall within flood zones 2 and 3. The policy also includes criteria requiring SuDS and water efficiency measures as well as contributing 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. The sequential test is passed but the exceptions test is required.

Site name, size and policy number	PP15: Hawkins Road, Colchester 0.3 Ha – 50 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% 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 – 100% 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	47% at 1000 year risk of surface water flooding (low probability), 19% of site is within 100 year risk of surface water flooding (medium probability) and 5% 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

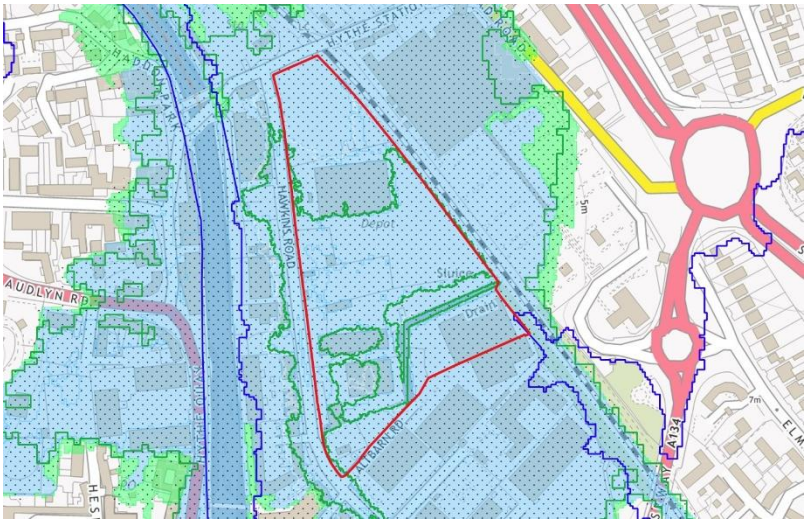
Is the site within a critical drainage area?	Yes – Site is within CDA NCOL_008 Parsons Heath
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 1 as over 5% of the site is within flood zone 3b. Policy PP15 details that no residential development will be developed at ground floor level within flood zone 3. The policy also includes criteria requiring SuDS and water efficiency measures as well as 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. 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. The exceptions test will need to demonstrate that 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.

Site name, size and policy number	PP16: Coal Yard Site, Colchester 2.8 Ha – 50 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	1% of site within Flood zone 1, 25% within Flood Zone 2 and 24% 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 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)?	Yes, 24% of the site lies within flood zone 3b.
Future flood extent	99% 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	0% of the site at risk of surface water flooding
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 1 as over 5% of the site is within the Flood Zone 3b extent. Policy PP16 identifies that residential development must not be located at ground floor level in the areas of the site that fall within flood zones 2 and 3. The policy also includes criteria requiring SuDS and water efficiency measures as well as 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. 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. The exceptions test will need to demonstrate that 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.

Site name, size and policy number	Policy OA1 – King Edward Quay Opportunity Area 6.2 Ha – 200 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	16% of the site within flood zone 1, 24% within flood zone 2, 60% 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 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)?	Yes, 60% of the site lies within flood zone 3b.
Future flood extent	83% of site within the higher central combined flood extent
Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	39% of site is within 1000 year risk of surface water flooding (low probability), 21% of site is within 100 year risk of surface water flooding (medium probability) and 8% 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

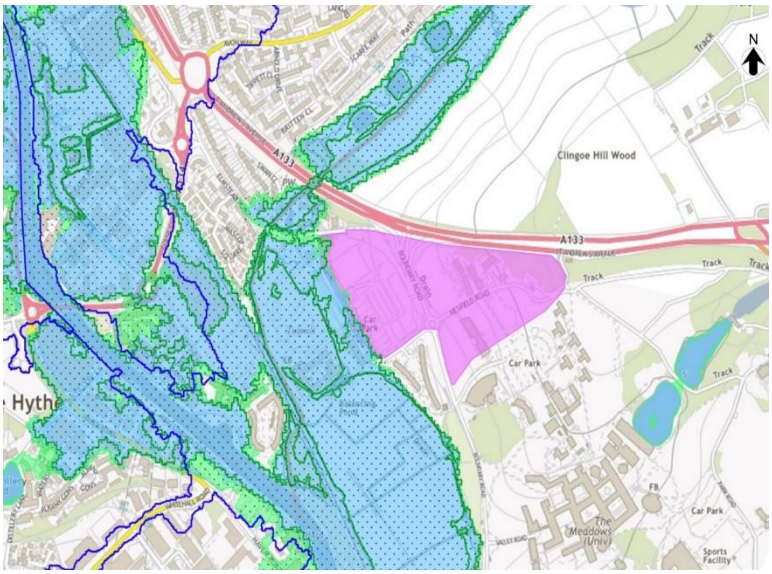
Is the site at risk from flooding in the event of a reservoir failing?	Yes – 100% of site at risk from reservoir failure on a dry day and 100% of site at risk from reservoir failure on a wet day
Is the site within a critical drainage area?	Yes – The whole site is within a CDA. Part of the site is within 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 1 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 take a comprehensive approach to respond to the flood risk constraints. The policy also includes criteria requiring SuDS and water efficiency measures as well as contributing 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. 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. The exceptions test will need to demonstrate that 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.

Site name, size and policy number	Policy OA2: Land East of Hawkins Road Opportunity Area 3.4 Ha – 150 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% 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 – 100% 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	74% within 1000 year risk of surface water flooding (low probability), 40% of site within 100 year risk of surface water flooding (medium probability) and 12% within 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	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
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 OA2 outlines that development should consider opportunities to explore opportunities for the provision of flood storage areas and take a comprehensive approach to respond to the flood risk constraints. The policy also includes criteria requiring SuDS and water efficiency measures as well as contributing towards flood risk solutions, in accordance with Policy EN8 and the Colchester Surface Water Management Plan Recommendations for Critical Drainage Area CDA 08 Parsons Heath. 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. The exceptions test will need to demonstrate that 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.

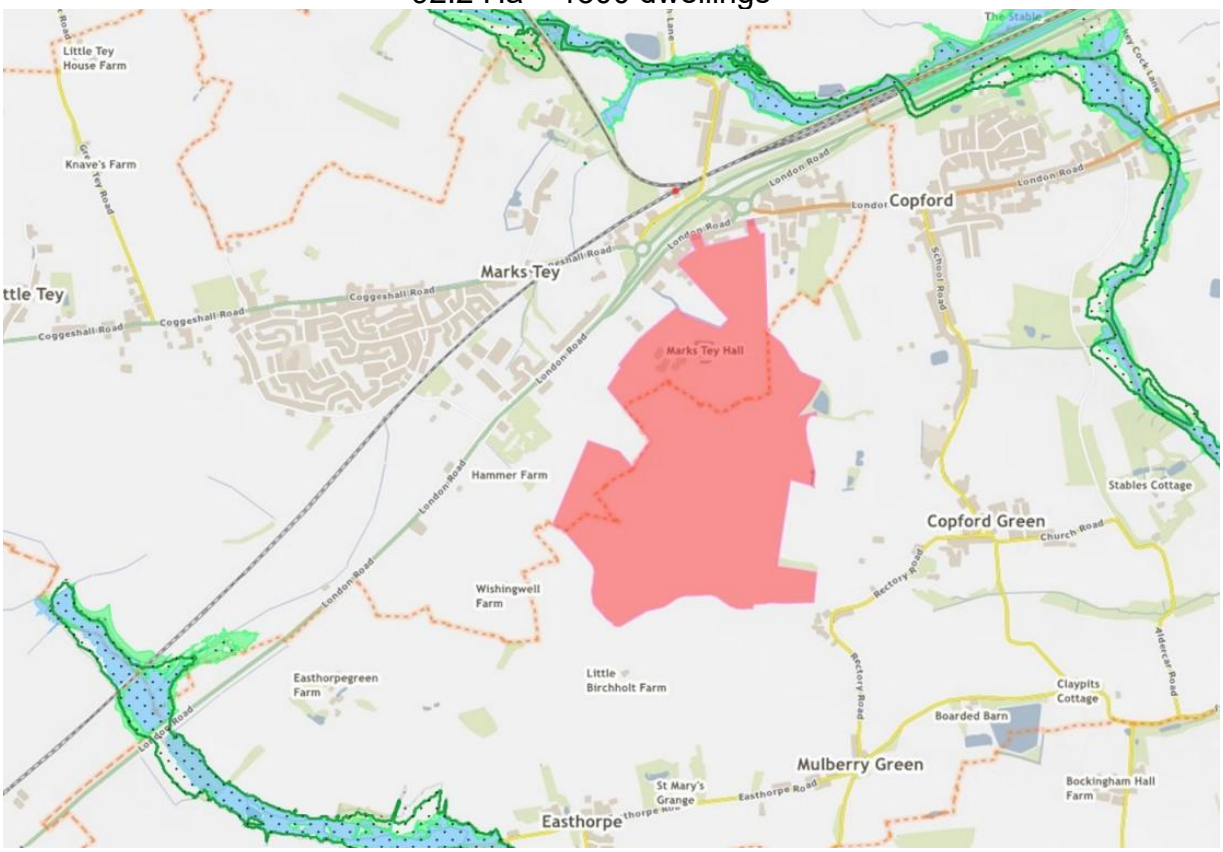
Site name, size and policy number	Policy OA3 – Magdalen Street Opportunity Area 1 Ha – 100 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site within flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available 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	1% of site within 1000 year 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 OA3 also includes criteria requiring SuDS and water efficiency measures as well as contributing 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
Map	
Proposed use and vulnerability classification	Employment - less vulnerable
Site flood zone	Over 90% of the site is located within flood zone 1 with parts of the site within flood zone 2, 3a and 3b.
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.
For sites in flood zone 3, does the site lie in the functional floodplain (flood zone 3b)?	Yes, but only a small part of the site is within flood zone 3b.
Future flood extent	Yes
Does the site include a main river or ordinary watercourse?	No but is adjacent to River Colne
Surface water flood risk	Low, medium and high risk but only a small part of the site.
Risk of groundwater flooding	Class A: Limited potential for groundwater flooding to occur and 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. Policy PEP2 states that development must not be located in the areas of the site that fall within flood zones 2 and 3. The detailed site layout and design will ensure that no development occurs within the flood risk areas within the site and so the sequential test is passed.

Site name, size and policy number	Policy PP17 – Land South of A12, Marks Tey Growth Area 92.2 Ha – 1500 dwellings

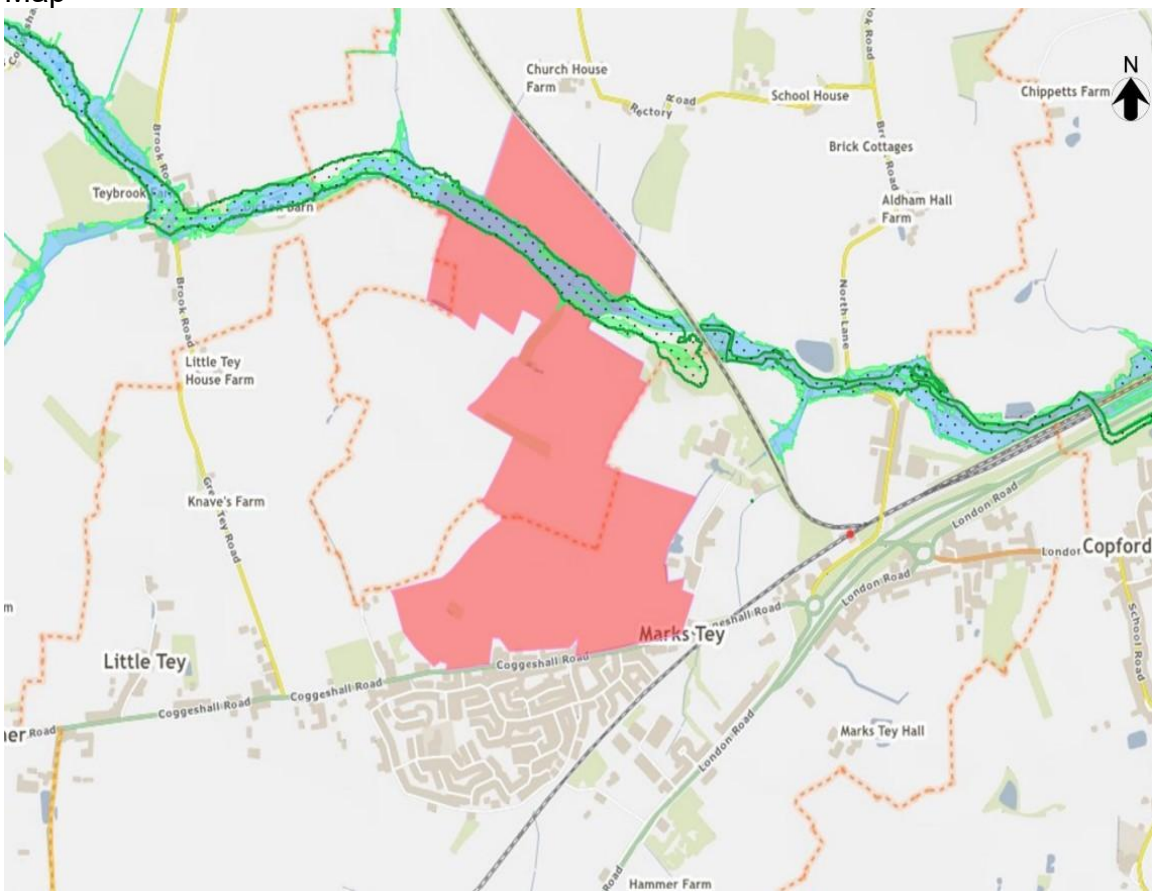


Proposed use and vulnerability classification	Residential – More vulnerable Employment/ Commercial – Less vulnerable
Site flood zone	Site is 100% in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the 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), 2% 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	No risk of groundwater flooding on the site
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 PP17 includes criteria requiring SuDS and water efficiency measures in line with Policy EN8. The sequential test is passed.

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.) 10165 - 6.4ha 10747 - 223.9ha

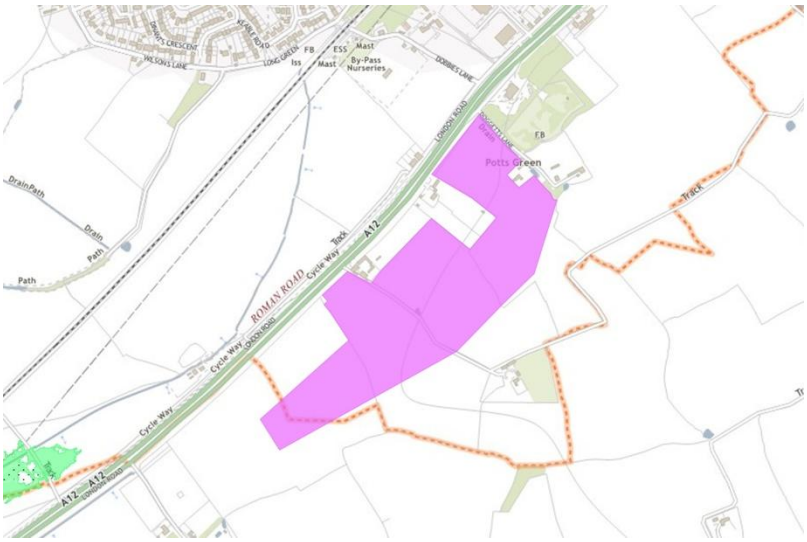
Map



Proposed use and vulnerability classification	Residential – 1000 dwellings More vulnerable
Site flood zone	10165 - 100% within flood zone 1 10747 – 95% within flood zone 1, 1% within flood zone 2 & 4% within flood zone 3b
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	10747 – yes but only 1% of the 223.9ha site is within flood zone 2.
For sites in flood zone 3, does the site lie in the	10747 – yes but only 4% of the 223.9ha site is within flood zone 3b.

functional floodplain (flood zone 3b)?	
Future flood extent	10165 - 0% of site within higher central flood extent 10747 - 5% 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), 2% 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), 7% of site within 100 year risk (medium probability), 4% of site within 30 year risk (high probability) Significant parts of existing residential housing south of the proposed development also experience significant areas at medium and high flood risk.
Risk of groundwater flooding	10165 – no 10747 - 11% of site within Class C: Potential for groundwater flooding to 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.	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 PP18 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 PP18 also includes requirements for SuDS and water efficiency measures and enhanced open space provision. The sequential test is passed.

Site name, size and policy number	Policy PEP5 – Land South of A12, Marks Tey 15.9 ha
Map	
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	Part of the site has a low surface water flood risk and part has a medium surface water flood risk
Risk of groundwater flooding	No risk of groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No

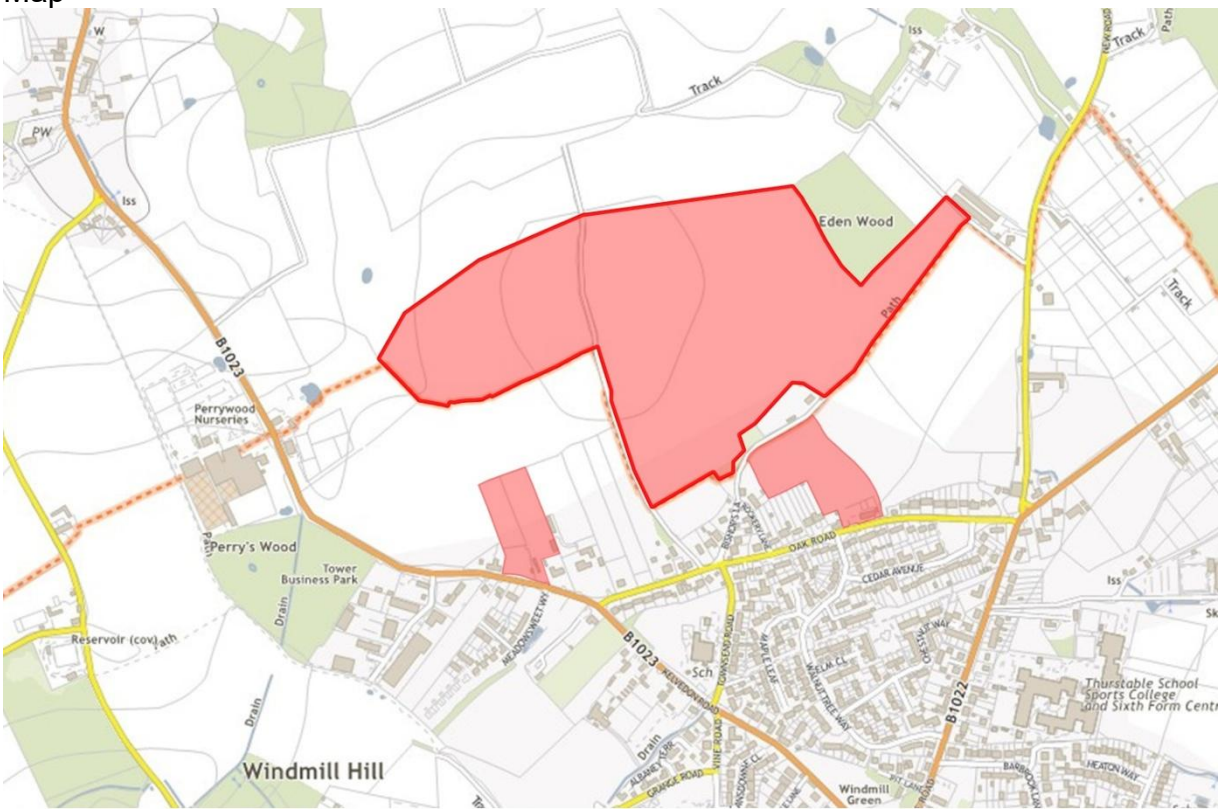
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site has a low flood risk. Policy PEP5 does require the development to demonstrate adequate capacity for managing wastewater along with requirements in line with Policy EN8 for water efficiency measures and SuDS. The sequential test is passed

Site name, size and policy number	Policy PEP6 – Anderson's Site, Marks Tey 3.1 ha
Map	
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	Various parts of the site are shown to be at low surface water flood risk, medium surface water flood risk and high surface water flood risk. However, these at risk areas only make up a small proportion of the overall site.
Risk of groundwater flooding	No 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 site has been identified at having small proportions of it at higher flood risk. However, the majority of the site is at a low risk of flooding. The sequential test is passed.

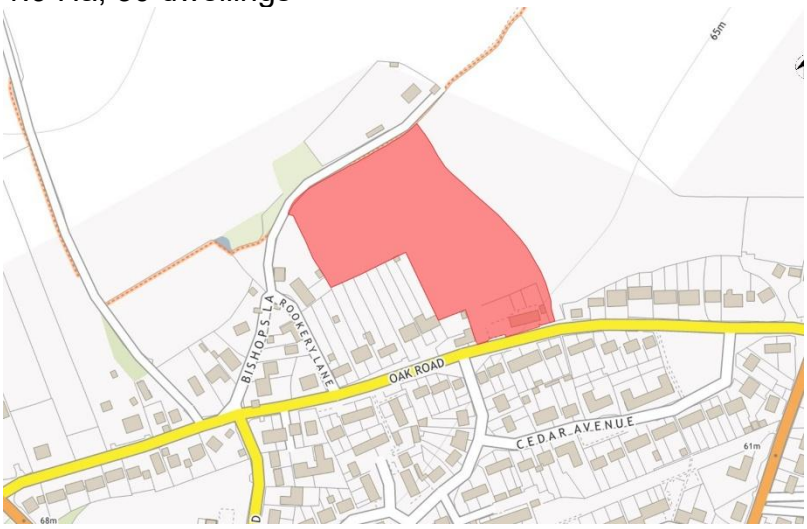
Site name, size and policy number	Policy PP19 – Land North of Oak Road, Tiptree 50.8 Ha – 600 dwellings

Map



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

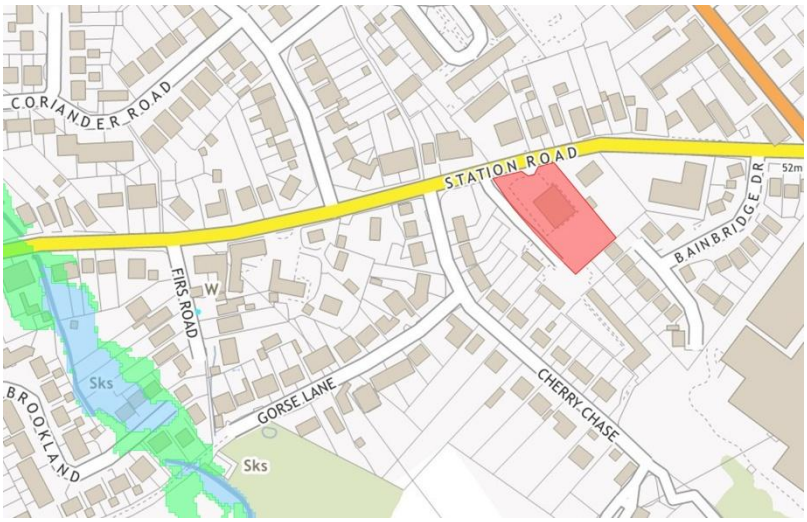
Surface water flood risk	7% of site within 1000 year risk of flooding from surface water (low probability), 2% of site within 100 year risk of flooding from surface water (medium probability), 1% of site within 30 year risk of flooding from surface water (high probability)
Risk of groundwater flooding	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. Policy PP19 does indicate that onsite biodiversity net gain measures should look to create woodland, grassland and standing freshwater habitat that will help in managing flood risk on the site. The sequential test is passed

Site name, size and policy number	Policy PP20: Land at Bonnie Blue Oak, Tiptree 1.9 Ha, 30 dwellings
Map	
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	5% of the site is within 1000 year risk of surface water flooding (low probability), 1% 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	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. The sequential test is passed.

Site name, size and policy number	Policy PP21: Highlands, Kelvedon Road, Tiptree 1.3 Ha – 10 dwellings
Map	
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	0% of the site is at risk of surface water flooding
Risk of groundwater flooding	0% 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. The sequential test is passed.

Site name, size and policy number	Policy PP22: Telephone Exchange, Tiptree 0.27 hectares, 5 dwellings
Map	
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	Very low
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 PP22 does detail the development must not discharge surface water to the foul sewer network which will help to reduce flood risk (alongside reducing pressure on sewage treatment capacity). 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.

Site name, size and policy number	Policy PEP8: Land south of Factory Hill, Tiptree 4.7 ha
Map	
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	Varying proportions of the site are at low, medium and high risk of surface water flooding. The assessment acknowledged that there are significant areas at high risk and that further assessments will be required if the site is taken forward.
Risk of groundwater flooding	No identified 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 site does have a significant area at high risk of surface water flooding. This will need to be assessed at a later stage. Policy PEP8 details that any development on the site must not discharge surface water to the foul sewer network. The sequential test is passed.

Site name, size and policy number	Policy PP23: Land East Dawes Lane, West Mersea 16.6 hectares, 300 dwellings

Map

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 site within higher central future flood extent

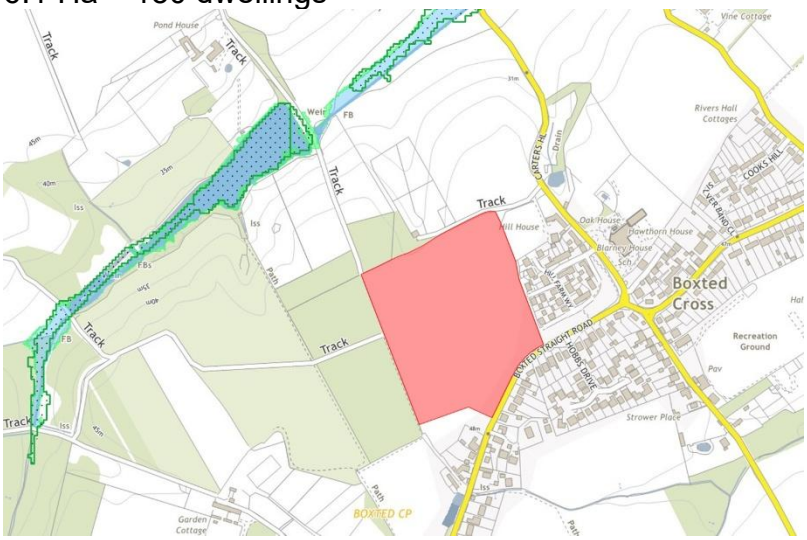
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	2% of the site is within 1000 year risk of surface water flooding (low probability). There are small areas of low surface water flood risk also surrounding the site which should be considered when evaluating the cumulative 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). PP23 details that the development must implement SuDS and water efficiency measures in line with Policy EN8. The sequential test is passed.

Site name, size and policy number	PP24: Land Northwest of the Fire Station, Wivenhoe 8.1 Ha – 175 dwellings
Map	
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).
Risk of groundwater flooding	87% of site within Groundwater Class B and 13% of site within Groundwater Class C.

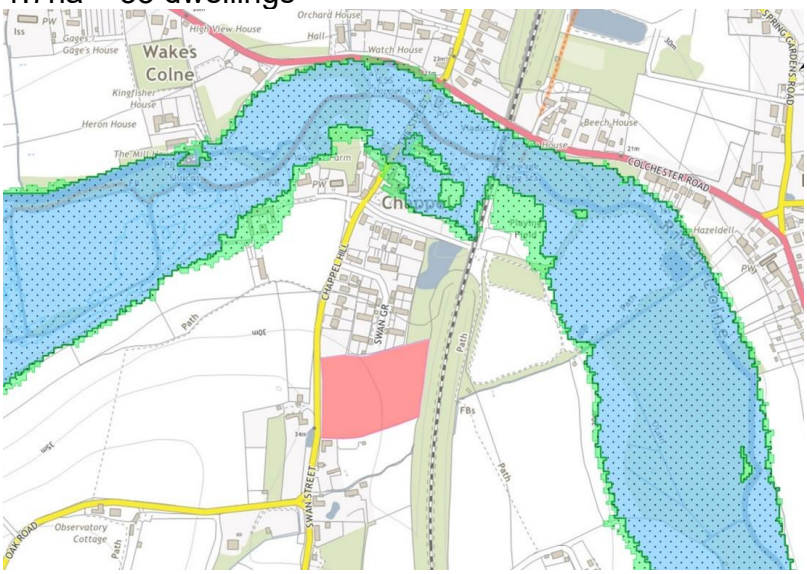
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No, but adjacent to Wivenhoe CDA
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 because over 5% of the site is within the Groundwater Class C. Policy PP24 includes criteria requiring SuDS and water efficiency measures and a requirement for water discharge to go into a receiving water body and not the combined sewer network. The sequential test is passed.

Site name, size and policy number	PP25: View Park, Abberton and Langenhoe 3.2 Ha – 50 dwellings
Map	
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 is in higher central flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	2% of site within 1000 year risk of surface water flooding (low probability), 1% 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	0% of the site is at risk of groundwater flooding

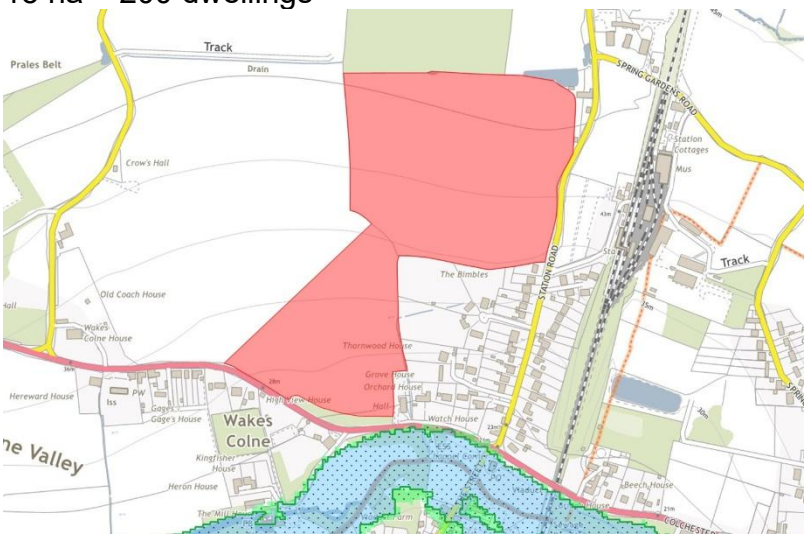
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as 100% of the site is in flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. PP25 includes criteria requiring SuDS and water efficiency measures in accordance with Policy EN8. 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
Map	
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)
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

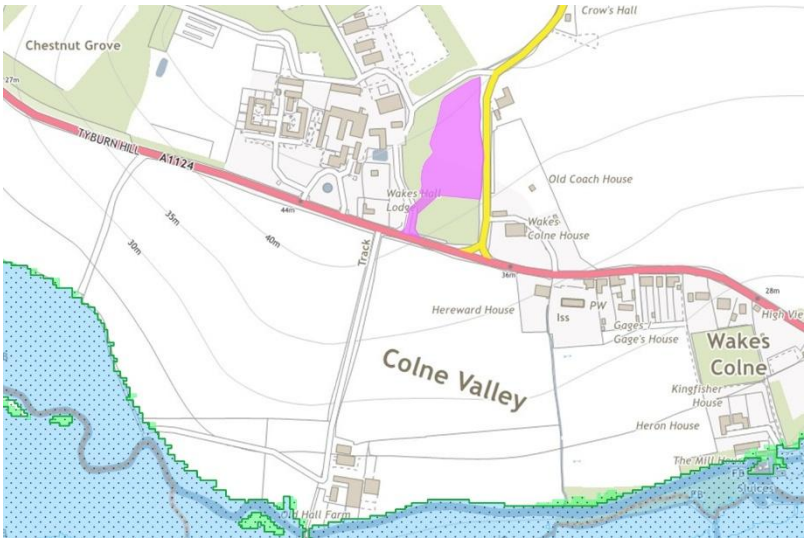
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5, as over 5% of the site is in Groundwater Class A. PP26 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP27: Swan Grove, Chappel 1.7ha – 35 dwellings
Map	
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.
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 in higher central combined flood extent
Does the site include a main river or ordinary watercourse?	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

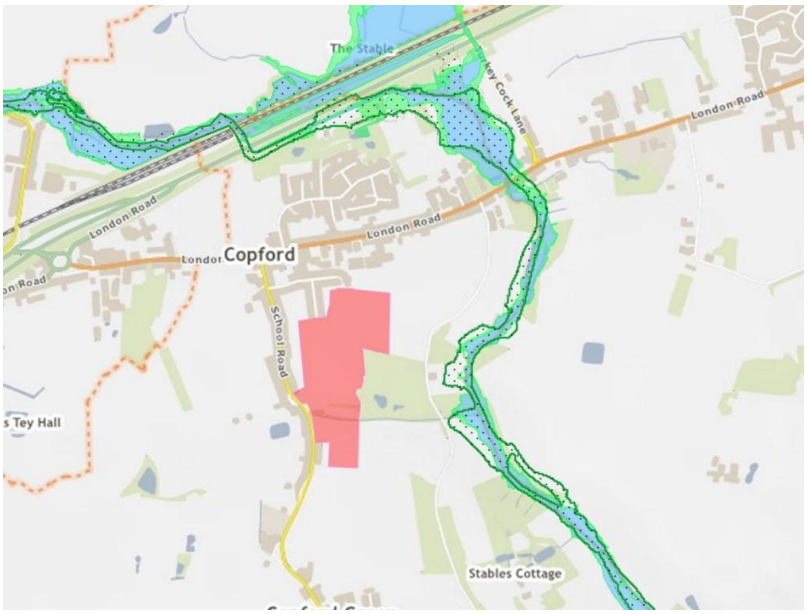
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 3 because over 5% of the site is within the Groundwater Class C flood risk. PP27 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP28: Land West of Station Road, Wakes Colne 15 ha – 200 dwellings
Map	
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.
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). 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 4% of the site is in Groundwater Class B. PP28 details that the site must deliver enhanced open space which can help to manage flood risk. The policy also details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PEP12: Land at Wakes Hall Business Centre 0.9 ha
Map	
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	Very low surface water risk identified
Risk of groundwater flooding	No identified risk of groundwater flooding
Is the site at risk from flooding in the event of a reservoir failing?	No

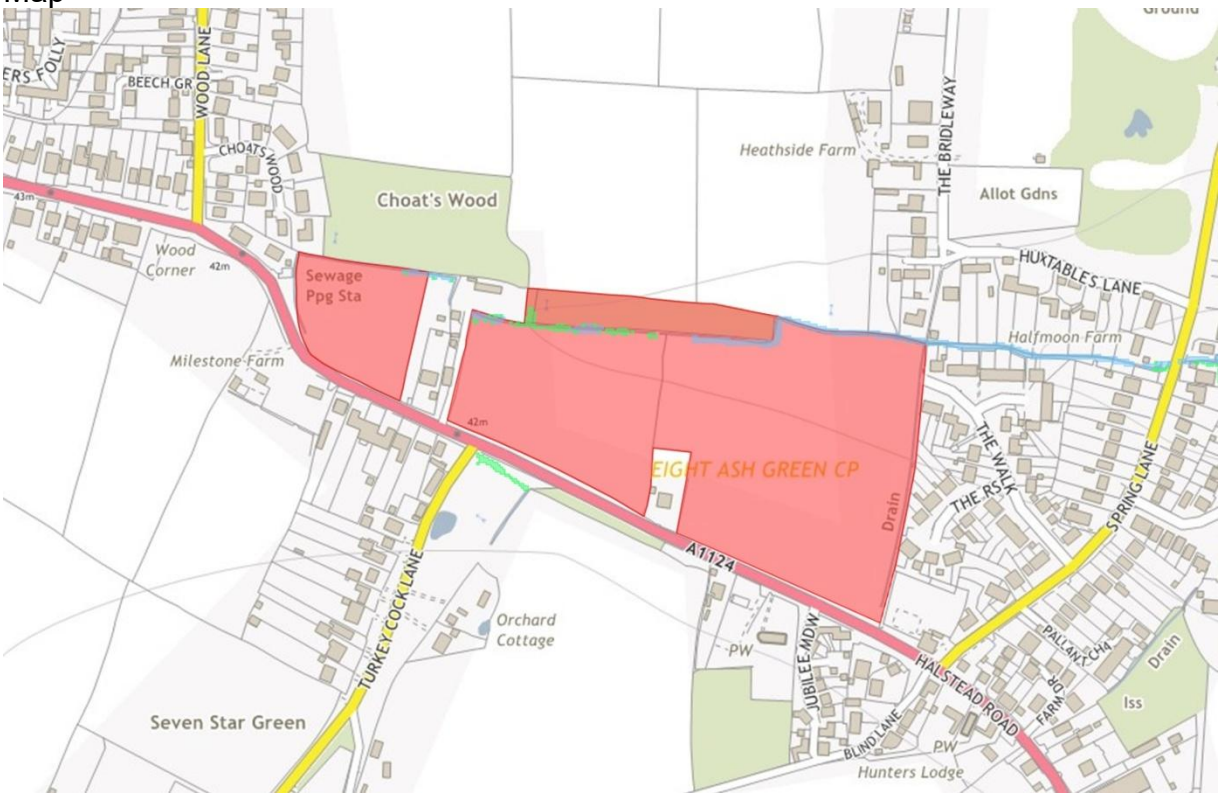
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The site is at a low level of flood risk and the policy does not identify need for flood risk to be mitigated on site as part of any development. The sequential test is passed.

Site name, size and policy number	PP29: Land East of School Road, Copford Total of 300 dwellings across the site. Site split into two parts: 10611: 2.2 ha 10226: 9.4 ha
Map	
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 watercourses present on site

Surface water flood risk	10611: 5% of site within 1000 year risk of surface water flooding (low probability), 1% 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) 10226: 4% of site within 1000 year risk of surface water flooding (low 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	10611: 21% of site within Groundwater Class C 10226: 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.	10611: The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within Groundwater Class C. 10226: The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is within Groundwater Class C. Policy PP29 requires a comprehensive masterplan to be agreed prior to submitting a planning application The policy also details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP30: Land South of Long Road, Dedham (Dedham Heath settlement) 0.6 ha - 15 dwellings
Map	
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	No groundwater flood risk identified
Is the site at risk from flooding in the event of a reservoir failing?	No

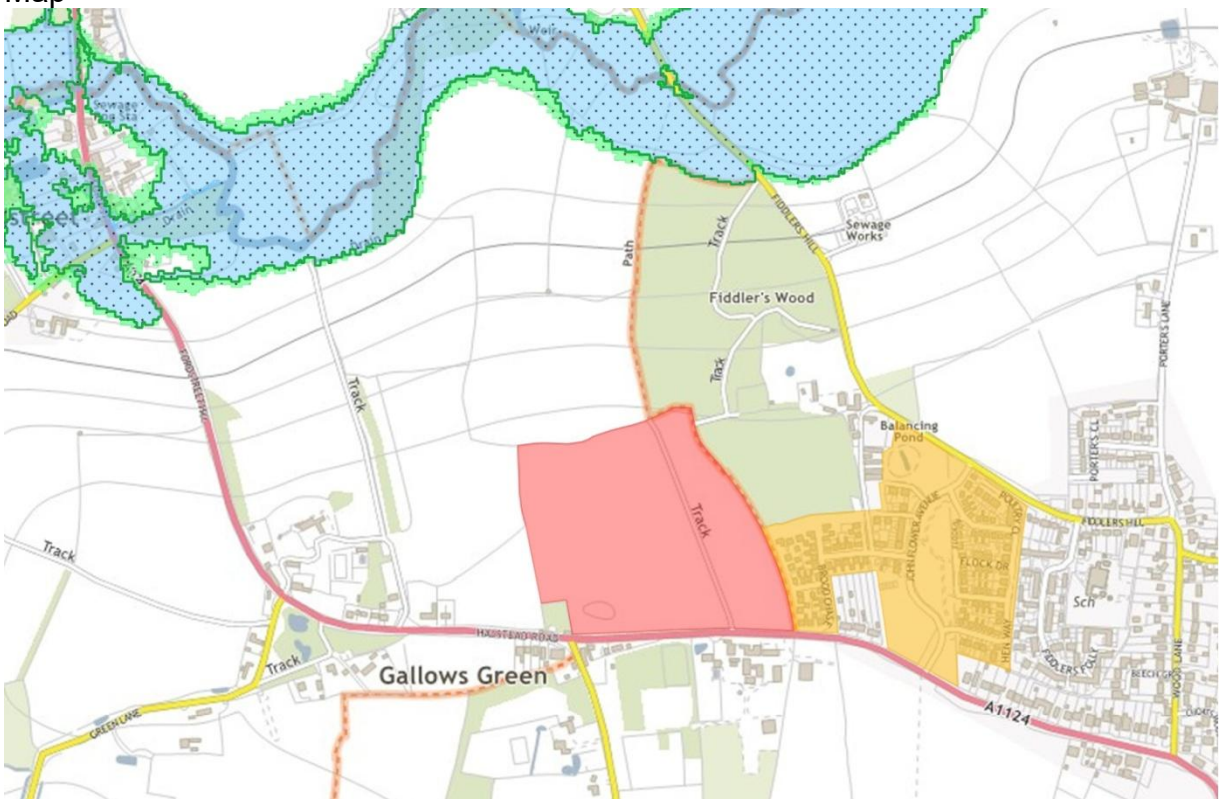
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is wholly within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. Policy PP30 details that the applicant must demonstrate adequate capacity for managing wastewater. 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	PP31: Land North of Halstead Road and East of Wood Lane, Eight Ash Green 8 ha - 180 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	The SFRA showed that 100% of the site is in flood zone 1. However, on review of the 2025 updates to the flood zone data, this showed that a small part of the site is in flood zones 2 and 3 as a small watercourse runs through 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	0% in higher central combined flood extent

Does the site include a main river or ordinary watercourse?	Yes
Surface water flood risk	8% within 1000 year risk of flooding from surface water (low probability), 1% within 100 year risk of flooding from surface water (medium probability)
Risk of groundwater flooding	3% of site in Groundwater Class A, 63% of site in Groundwater Class B and 17% of 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 PP31 details that development of the site should deliver onsite BNG measures that help with buffering the woodland and watercourse and providing watercourse enhancements. This will help mitigate the flood risk and prevent development near to a higher area of flood risk. The sequential test is passed.

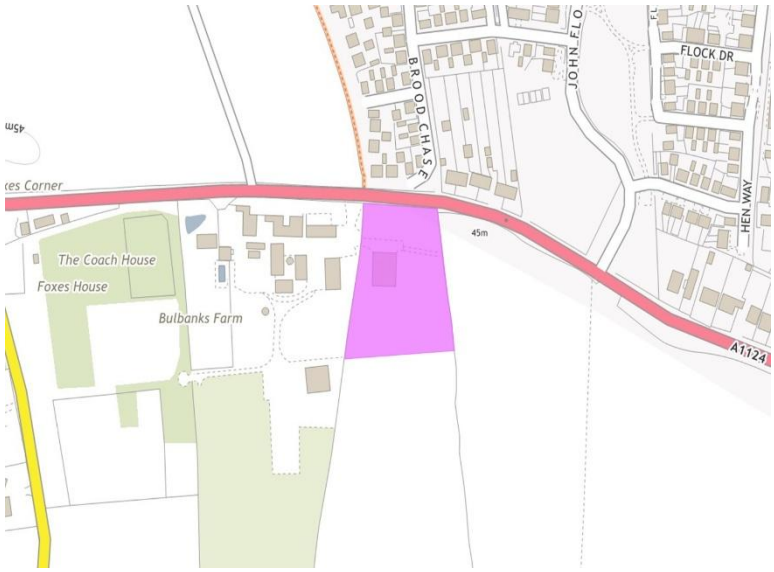
Site name, size and policy number	PP32: Land North of Halstead Road and West of Fiddlers Wood Eight Ash Green 9.8 ha – 250 dwellings

Map



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

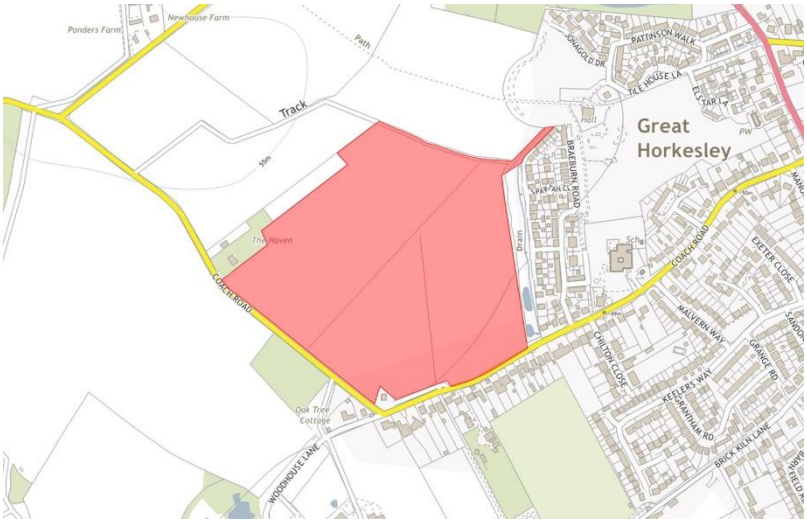
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	1% of the site in 1000 year risk of surface water flooding (low probability)
Risk of groundwater flooding	71% of the site in Groundwater Class A
Is the site at risk from flooding in the event of a reservoir failing?	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. The sequential test is passed.

Site name, size and policy number	PEP9: Bullbanks Farm, Eight Ash Green 0.8 ha
Map	
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	Site is not identified at being in area of future flood risk.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	A small area of the site is identified as being at low risk of surface water flooding
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
Map	
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	The site is not identified to be at risk of surface water flooding.
Risk of groundwater flooding	The site is not identified to be at risk of groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No

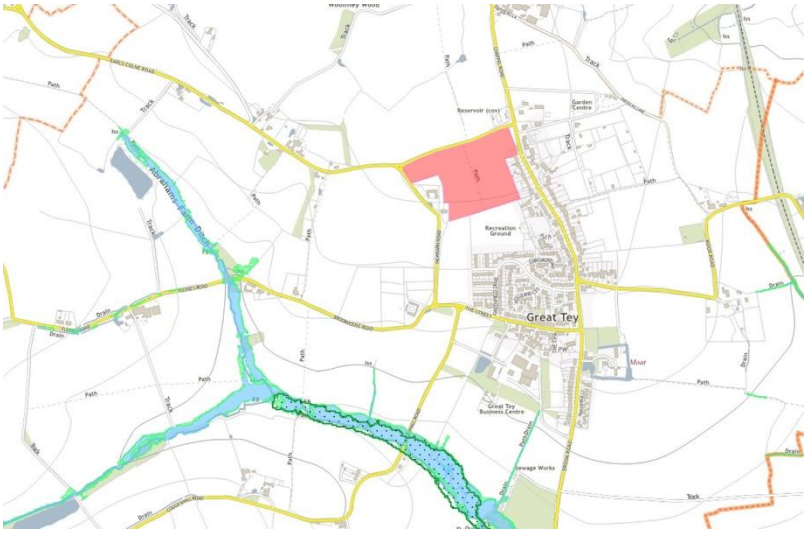
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 8 as the site is wholly within flood zone 1 and is not shown to be susceptible to surface water or groundwater flooding. The sequential test is passed.

Site name, size and policy number	PP34: Land North of Coach Road, Great Horkesley A total of 400 dwellings is spread across two 'call for sites' submissions: 10691: 8.5 ha 10767: 6.6 ha
Map	
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	10691: 5% of the site in 1000 year risk of surface water flooding, 1% of the site in 100 year risk of surface water flooding

	10767: 0% of the site in area at risk of surface water flooding
Risk of groundwater flooding	10691: 83% of the site in Groundwater Class B and 17% of the site in Groundwater Class C 10767: 100% of the 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?	No
Conclusion, including the SFRA sequential test database rank.	10691: The SFRA sequential test database gives this site a rank of 3 as over 5% of the site is in Groundwater Class C. 10767: The SFRA sequential test database gives this site a rank of 4 as over 5% of the site is in Groundwater Class B. 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 adequate capacity for managing wastewater on the site. It also includes criteria requiring SuDS and water efficiency measures in accordance with Policy EN8. The sequential test is passed.

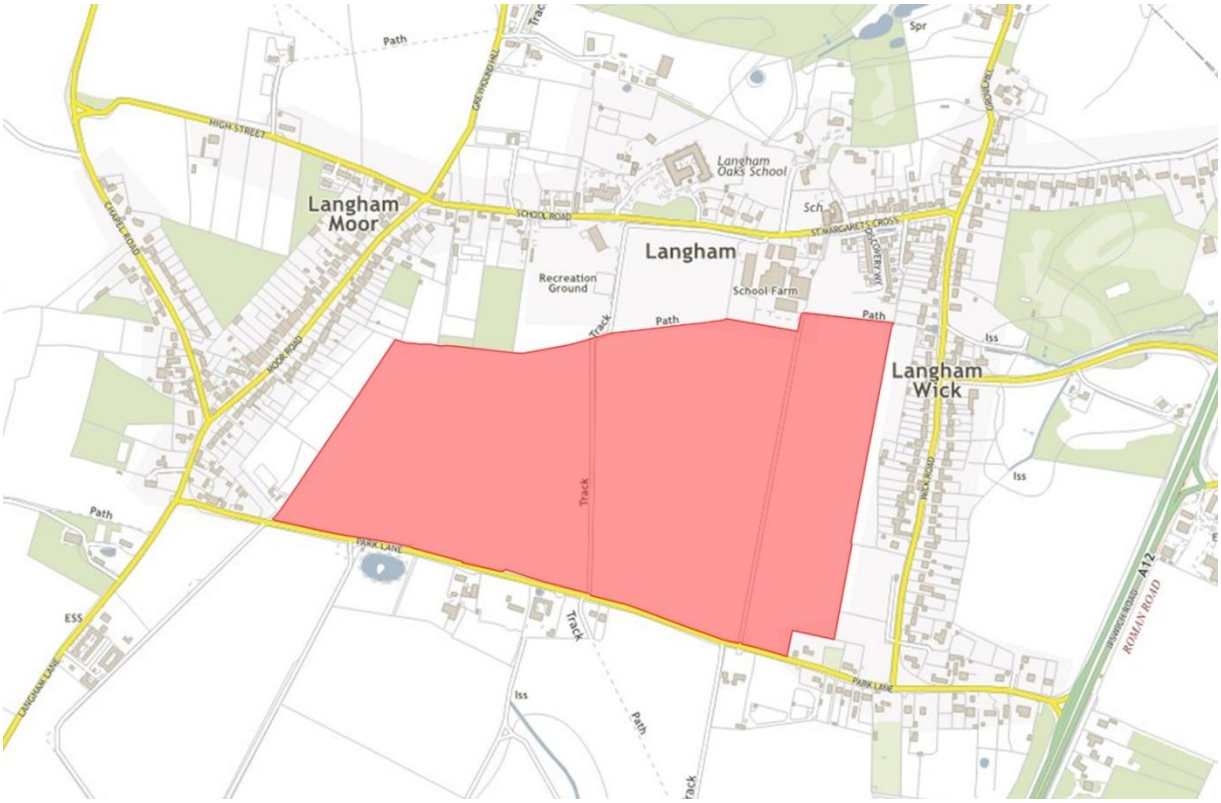
Site name, size and policy number	PP35: The Old School, Great Horkesley 0.6 ha – 13 dwellings
Map	
Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1. However, the site is close to areas within flood zones 2 and 3.
For sites in flood 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 higher central combined flood extent
Does the site include a main river or ordinary watercourse?	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 development must not discharge surface water to the foul sewer network and that the developer must demonstrate adequate capacity for managing wastewater on the site. 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 – 75 dwellings
Map	
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)
Risk of groundwater flooding	There is no risk of groundwater flooding identified on the site.
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. The sequential test is passed.

Site name, size and policy number	PP37: Land north of Park Lane, Langham 39.9 ha – 900 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	N/A

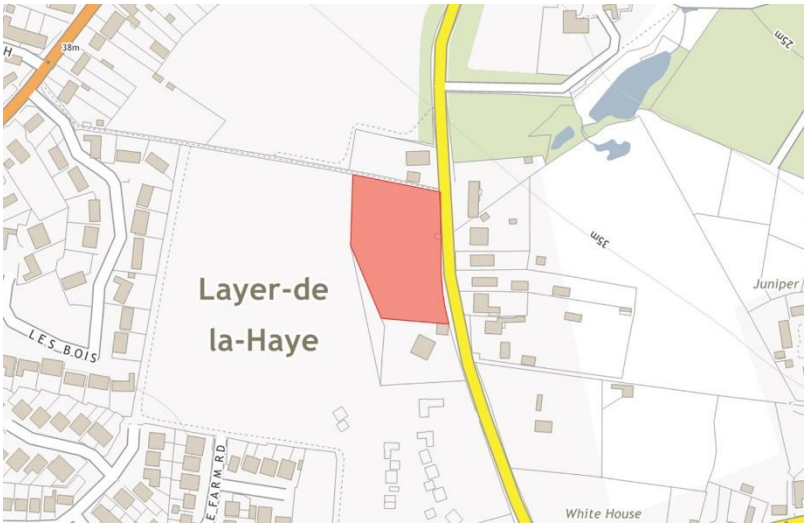
functional floodplain (flood zone 3b)?	
Future flood extent	0% of the site in higher central combined flood extent
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	3% of the site in the 1000 year risk of surface water flooding (low probability). However, there are 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.
Risk of groundwater flooding	13% of the site in Groundwater Class A, 76% of the site in Groundwater Class B and 10% of the 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 adequate capacity for managing wastewater on the site. 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	PP38: Land opposite Wick Road, Langham 0.8 ha – 10 dwellings
Map	
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	0% of the site at risk of flooding from surface water. However, 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 adequate capacity for managing wastewater on the site. 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	PEP10: Lodge Lane, Langham 1.0 ha
Map	
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	Site identified to be at very low risk of surface water flooding.
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

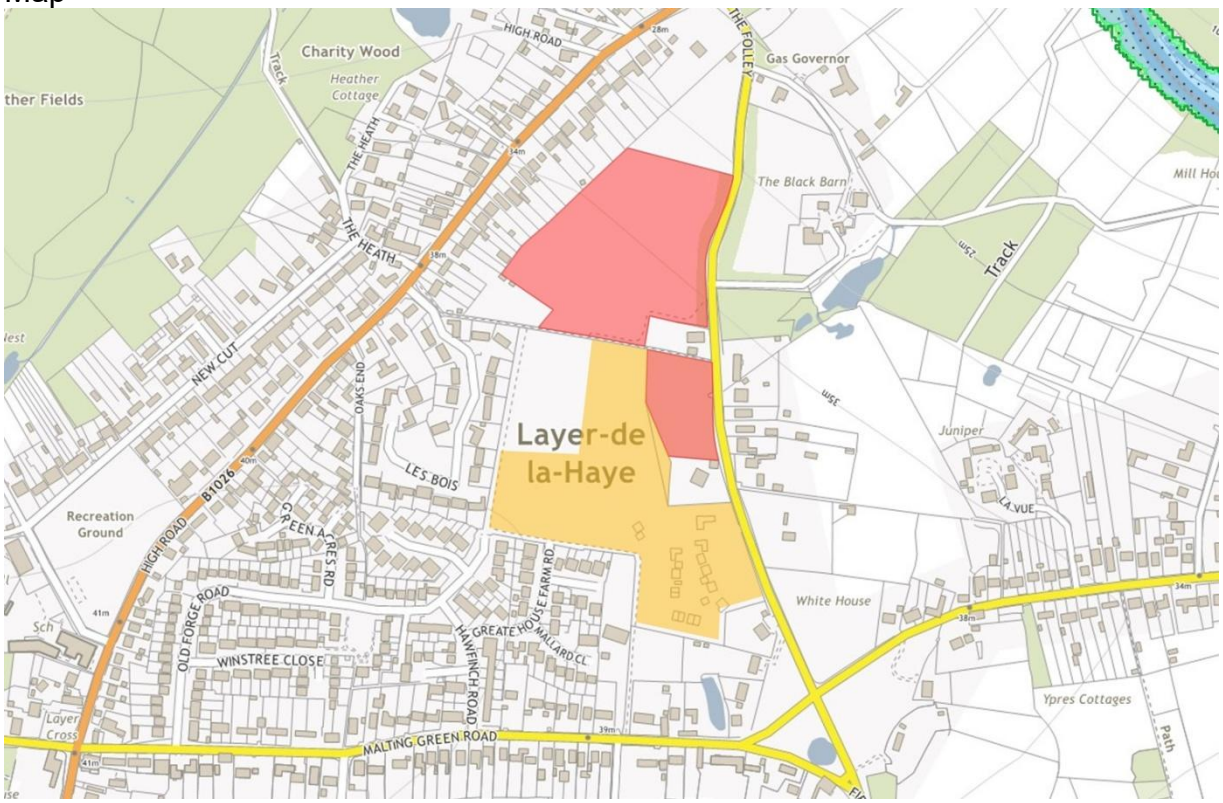
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Site is identified to be at low flood risk. The sequential test is passed.

Site name, size and policy number	PP39: Land at The Furze, Layer de la Haye 0.7 ha – 10 dwellings
Map	
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	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. The sequential test is passed.

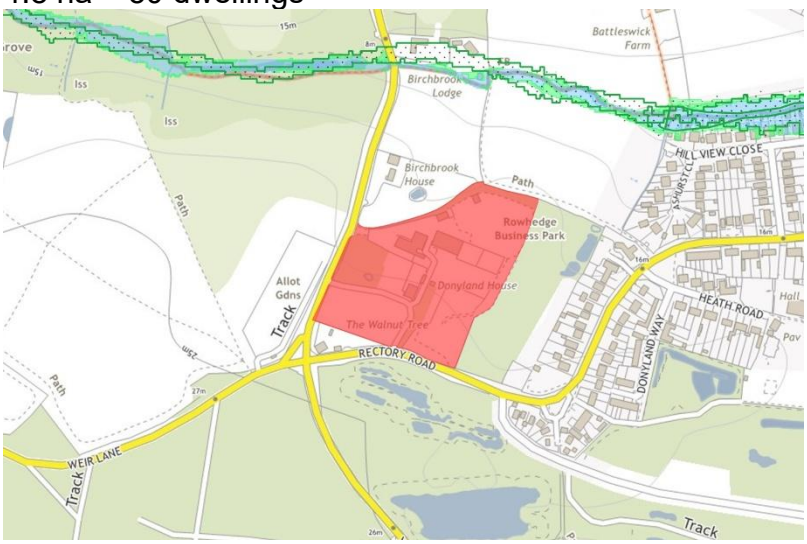
Site name, size and policy number	PP40: Land West of The Folley, Layer de la Haye 3.1 ha – 60 dwellings

Map

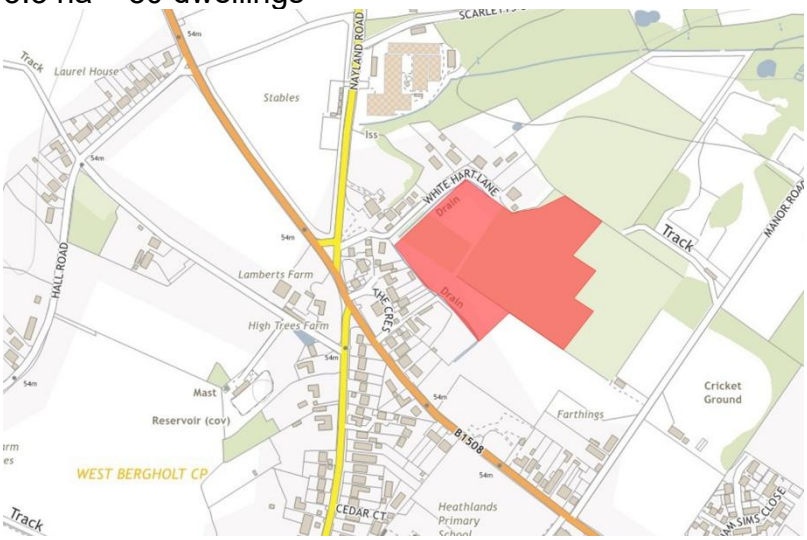


Proposed use and vulnerability classification	Residential – More vulnerable
Site flood zone	100% of site in flood zone 1
For sites in flood zones 2 or 3, is there an alternative reasonably available site in flood zone 1?	N/A
For sites in flood zone 3, does the site lie in the functional floodplain (flood 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. The sequential test is passed.

Site name, size and policy number	PP41: Rowhedge Business Park, Rowhedge 4.8 ha – 50 dwellings
Map	
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), 1% 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. PP41 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP42: Land at White Hart Lane, West Bergholt 3.3 ha – 50 dwellings
Map	
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	100% of the site is within Groundwater Class B.
Is the site at risk from flooding in the event of a reservoir failing?	No

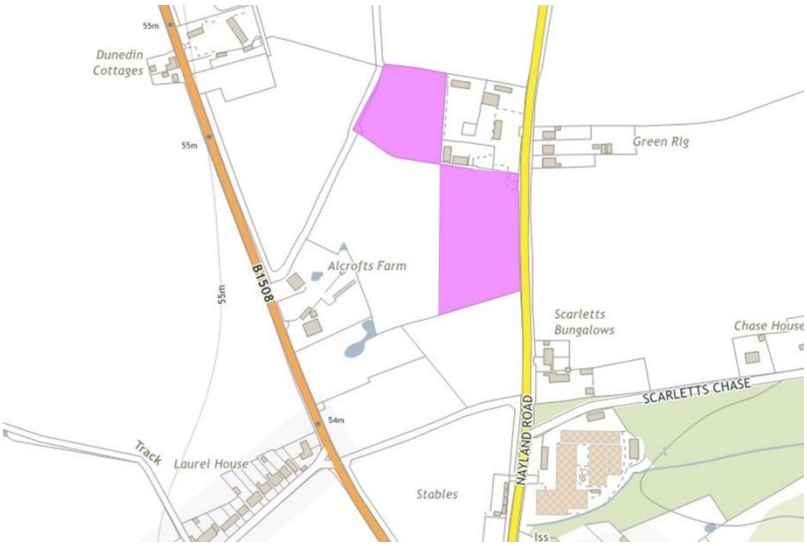
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 4 as the site is in Groundwater Class B. PP42 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP43: Land North of Colchester Road, West Bergholt 3.7 ha – 100 dwellings
Map	
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). 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. PP43 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PP44: Land off Colchester Road, West Bergholt 3.7 ha, 100 dwellings
Map	
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?	Site not identified to be at future risk of flooding There is a watercourse adjacent to the site.
Surface water flood risk	Part of the site at low risk of surface water flooding and part at medium risk of surface water flooding. However, these only cover a small proportion of the overall site.
Risk of groundwater flooding	Parts of the site in Groundwater Class B and C.
Is the site at risk from flooding in the event of a reservoir failing?	No

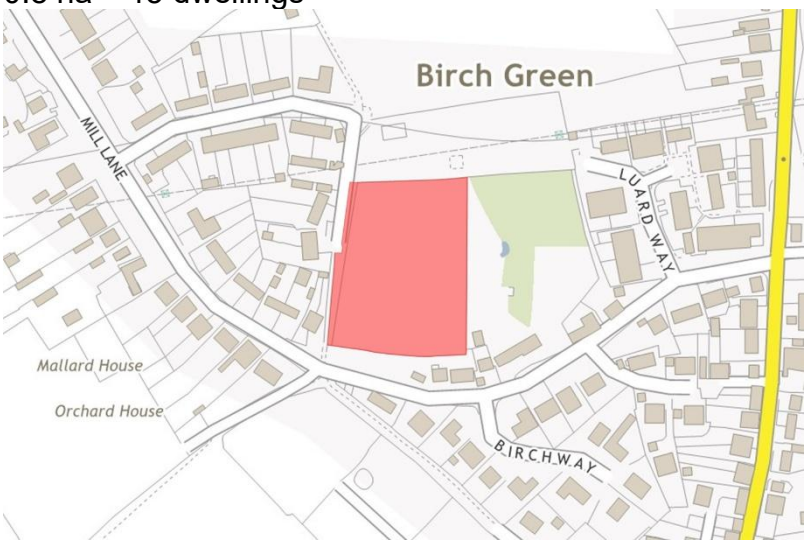
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Overall, the site is at low flood risk, despite parts of it being at risk of surface and groundwater flooding. Development will be guided away from these areas. PP44 details that adequate capacity for managing wastewater at the site must be demonstrated. 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	PEP11: Land at Pattens Yard, West Bergholt 2.0 ha
Map	
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	Site not identified to be at future risk of flooding.
Does the site include a main river or ordinary watercourse?	No
Surface water flood risk	Part of the site is at low risk of surface water flooding. However, this is only identified to be covering a small part of the site.
Risk of groundwater flooding	Site not identified to be at risk of groundwater flooding.
Is the site at risk from flooding in the event of a reservoir failing?	No

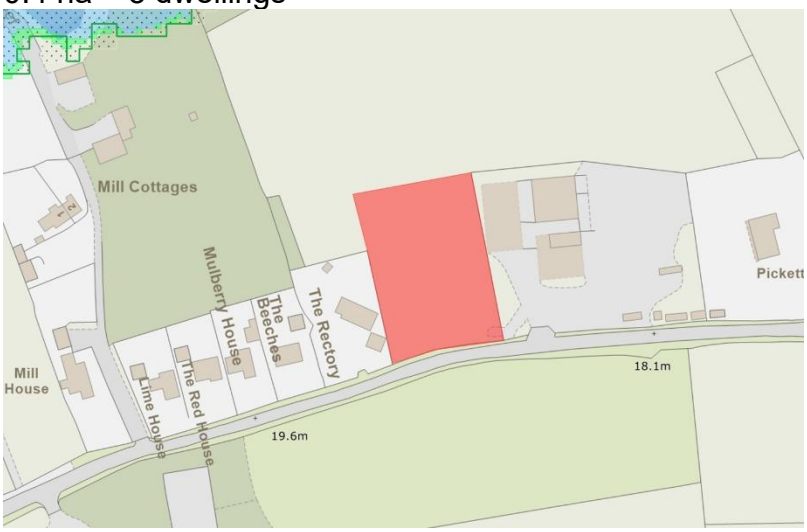
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	Overall, the site is identified to be at low flood risk. The sequential test is passed.

Site name, size and policy number	PP45: Land off New Road, Aldham 0.9 ha – 15 dwellings
Map	
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 identified to be at risk of groundwater flooding.

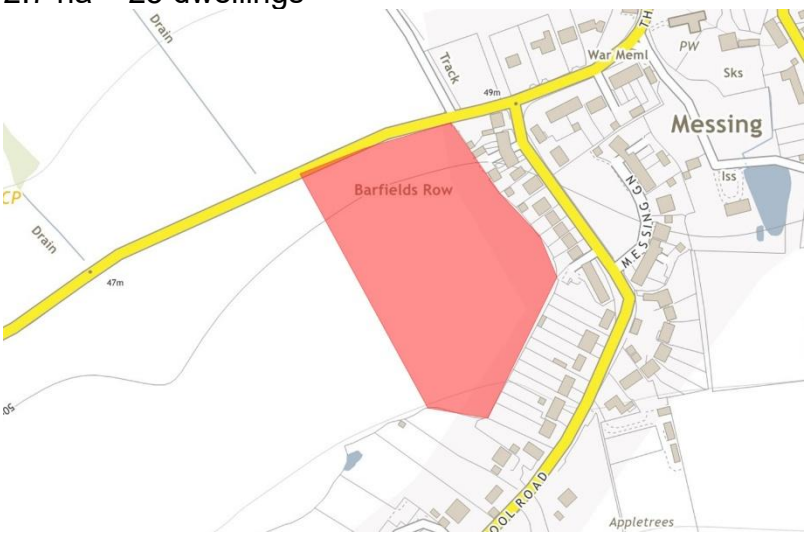
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 6 as, despite low flood risk being identified across the site, a flood incident was recorded within 500m of the site in 2009. The sequential test is passed.

Site name, size and policy number	PP46: Land at Birch Green 0.8 ha – 15 dwellings
Map	
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

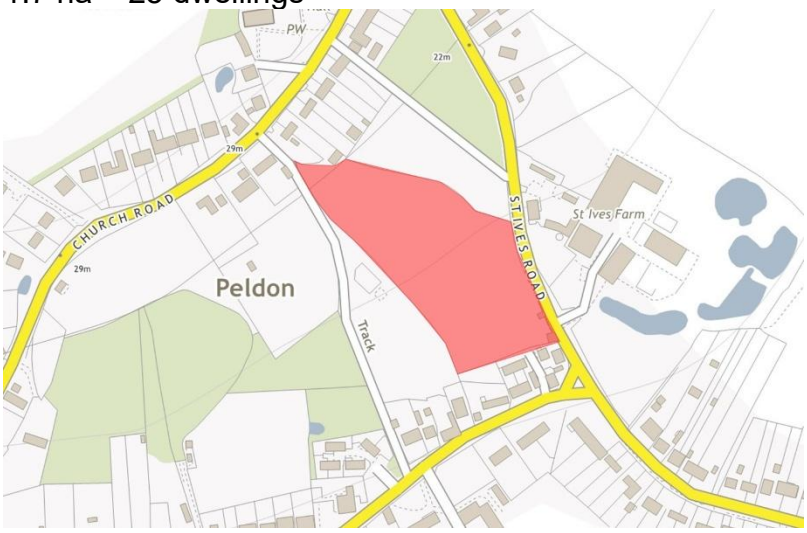
Is the site at risk from flooding in the event of a reservoir failing?	No
Is the site within a critical drainage area?	No
Conclusion, including the SFRA sequential test database rank.	The SFRA sequential test database gives this site a rank of 5 as over 5% of the site is within 1000 year risk of surface water flooding and over 5% of the site is in groundwater class A. The sequential test is passed.

Site name, size and policy number	PP47: Land at Picketts Farm, Fingringhoe 0.4 ha – 5 dwellings
Map	
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 identified to 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.	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 adequate capacity for managing wastewater at the site must be demonstrated. 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	PP48: Kelvedon Road, Messing 2.7 ha – 25 dwellings
Map	
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	The site is identified to not be at risk of surface water flooding. 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. 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 deliver BNG on the site, such as creating standing freshwater habitat which could help contribute to managing flood risk on the site and nearby. The sequential test is passed.

Site name, size and policy number	PP49: Land at St Ives Road, Peldon 1.7 ha – 25 dwellings
Map	
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	2% of the site is in the 1000 year risk of surface water flooding (low probability). Nearby areas south of the site are also at low-medium risk of surface water flooding.
Risk of groundwater flooding	Site not identified to 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.	The SFRA sequential test database gives this site a rank of 6 as there were recorded flood incidents within 500m of the site in 2009. PP49 details that adequate capacity for managing wastewater at the site must be demonstrated. It also includes criteria requiring SuDS and water efficiency measures in accordance with Policy EN8. The sequential test is passed.