

Local Development Framework

Site Allocations Regulation 27

PPS25 Flood Risk Sequential Test Report

**Spatial Policy Team
Colchester Borough Council
(September 2009)**

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Introduction

PPS25 (Development and Flood Risk) sets out a flood risk management hierarchy, with the following five stages: assess, avoid, substitute, control and mitigate. Application of the sequential test and exception test form a key part of the assessment and avoidance stage by ensuring that development is directed to areas of low flood risk and that less vulnerable development is only located in areas of flood risk in exceptional circumstances.

Applying the sequential test at the earliest stage of plan preparation ensures that the Core Strategy housing targets can be sustainably delivered, developers do not waste their time promoting proposals in areas of flood risk and there is consistency when dealing with flood risk issues in development control.

The PPS25 good practice guide states that the sequential test must be done in an open and transparent way and must be clearly documented. This report documents the PPS25 flood risk sequential test; the draft sequential test was published for consultation in January 2009, which gave the Environment Agency, landowners and other interested parties the chance to comment on the draft sequential test. This report finalises the sequential test.

The sequential approach is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas with a higher flood risk. It is the Council's responsibility to make the most appropriate use of land in order to minimise flood risk, ensuring that the most vulnerable uses are located in the lowest flood risk areas. The Council should also make the most of opportunities to reduce flood risk through the use of sustainable drainage systems (SuDS). Related to this, PPS25 states that a development proposal must take into account the likelihood of flooding from other sources e.g. surface water as well as from rivers and the sea. The Council has complied with this requirement by integrating the findings of the Strategic Flood Risk Assessment into the sequential test and through the inclusion of policy DP20 in the Development Policies DPD, which requires all development proposals to incorporate measures for the conservation and sustainable use of water.

The sequential test is only one part of the process of managing flood risk and more detailed sequential tests may be required at the development control stage (i.e. for sites where the permission sought differs from the allocation) and the sequential test does not preclude the need for a detailed flood risk assessment.

In exceptional circumstances more vulnerable uses may pass the sequential test in flood risk areas. Where this is the case the exception test must be undertaken and the proposal can only be supported when the exception test is passed. There are three parts to this test; (a) wider sustainability benefits, (b) previously developed land, and (c) safe development. Parts (a) and (b) are determined by the Council, part (c) is the developer's responsibility to prove through the flood risk assessment. Part (c) looks at the resilience of the

building to flooding and the safety of occupants. This part is determined by the Environment Agency.

Methodology

As a starting point all sites within flood risk zones 2 and 3 (medium and high), which were submitted by third parties, were assessed in terms of the proposed use against the flood zone the site falls within and vulnerability classification (e.g. more vulnerable, water compatible etc). This exercise informed the selection of reasonable sites as part of the plan making process (appendix A).

The sequential test was then applied to each growth/ regeneration area once preferred sites were selected; those sites that do not fall within any of the growth/ regeneration areas have been assessed on a Borough wide level. Unlike the SA, sites from the Housing Land Availability Assessment have been included. These sites have been tested in order to ensure that all alternative sites are considered and to assist development control; carrying out the sequential test at this stage means that it does not have to be carried out at the planning application stage, which also ensures consistency. The PPS25 good practice guide recognises that the sequential test may need to be applied to different geographical areas and this approach ensures that the amount of development as set out in the Core Strategy can be delivered in each area. The vast majority of the Council's preferred sites are located within flood zone 1; however some of the preferred sites are located within zones 2 and 3. For each of the growth/ regeneration area where sites in areas of flood risk are proposed, a table has been compiled (appendix B), which details all the reasonably available alternative sites within that area. Each site in flood zones 2 and 3 was then assessed in order to conclude whether or not it passed the sequential test; consideration was given to the proposed use against the flood zone the site falls within and vulnerability classification (e.g. more vulnerable, water compatible etc) and the findings of the Strategic Flood Risk Assessment. For those sites where it was concluded that it passed the sequential test, but the flood risk vulnerability and flood zone compatibility matrix identified that the exception test was required, stages (a) and (b) of this were also carried out [stage (c) of the exception test is the responsibility of the developer as part of the detailed flood risk assessment].

The spatial policy team consulted the Environment Agency on this methodology in August 2008 following a meeting and this was agreed as set out in a letter from the Environment Agency dated 3 October 2008. Importantly the Environment Agency has agreed on the application of the sequential test for each Growth/ Regeneration area (Town Centre, North Growth Area, East Growth Area, South Growth Area and Stanway Growth Area) rather than on a Borough wide level. For sites falling outside the Growth/Regeneration Areas the Environment Agency stated that the sequential test had to be applied at the Borough level.

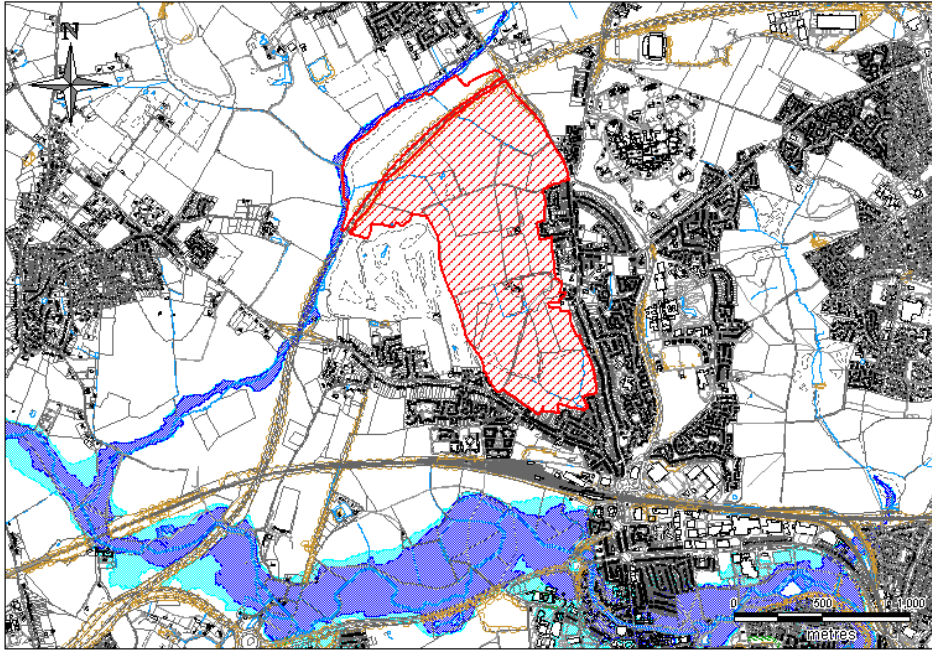
The Environment Agency confirmed in their response to the Site Allocations DPD Regulation 25 consultation that they are in broad agreement with the findings of the Sequential Test.

Prior to the publication of the Regulation 27 Site Allocations Submission DPD consultation document, proposed new allocations that had not previously been appraised were considered in terms of flood risk. The majority of new allocations are within flood zone 1 – no/low risk, however some of the allocations set out in the Regulation 27 Site Allocations DPD are in flood risk areas. For the new allocations within flood risk areas (e.g. Bypass Nurseries, Cowdray Avenue, Cook's Shipyard, Wivenhoe, Bath Road, Wivenhoe Quay and Hythe Quays, Lighthouse Way) which have secured planning permission and where development has commenced the sequential test was not applied.

North Colchester

Name of site S044 North Colchester

Map



Preferred use predominantly residential

Site flood zone

A very small part of the northern edge of the site submitted for consideration is located within flood zone 3a; the remainder of the site is located within flood zone 1. However, the local planning authority has amended the site boundary to exclude the land to the north of the A12, which falls within the flood risk zone.

Is there an alternative reasonably available site in flood zone 1?

-

Is there an alternative reasonably available site in flood zone 2?

-

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA states that 40% of the North Colchester growth area will be located on greenfield land and that this will need to be taken into account in the flood risk assessment. Annex E of PPS25, which outlines the requirements of flood risk assessment, is referred to.

Will the proposed development type be acceptable in this flood zone?	Yes
Conclusion The local planning authority has excluded the flood risk area from the preferred site boundary and is proposing to show it as white land on the proposals map. Therefore the sequential test is passed.	

Town Centre

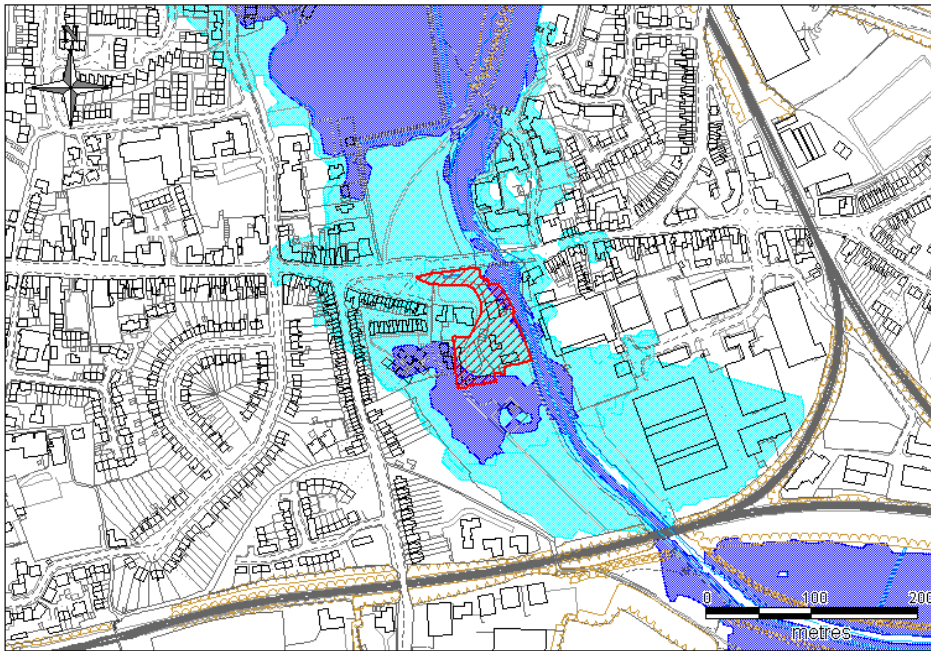
Name of site 27 BT site, Cowdray Avenue	
Map	
Preferred use residential	
Site flood zone	Approximately half of the site is located within flood zone 3a.
Is there an alternative reasonably available site in flood zone 1?	No (see table of town centre sites in appendix F, which demonstrates that there are no available sites within the town centre in flood zone 1).
Is there an alternative reasonably available site in flood zone 2?	Yes, although this is a small site so cannot realistically be compared to this site.
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The SFRA does not comment on this site or land adjacent.
Will the proposed development type be acceptable in this flood zone?	Housing is a more vulnerable use and the PPS25 flood risk vulnerability and flood zone compatibility matrix recognises that development is accessible in zone 3a if it can pass the exception test. Furthermore, half of the site is located within flood zone 1; development should be directed to this part of the site.
Conclusion As there are no reasonably available alternative sites in areas of	

a lower risk of flooding the sequential test is passed. However, development should nevertheless be directed to the low flood risk part of the site. Parts (a) and (b) of the exception test are also passed:

- (a) Redevelopment of this site will help to provide decent, affordable and sustainable homes for the Borough's population. As a highly accessible site, close to the town centre and main railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. Open space will be provided as part of the site and this should be within the high flood risk part of the site. As the site is currently developed introducing areas of open space may reduce the risk of surface water flooding and enhance biodiversity.
- (b) The site is previously developed land.

Name of site 31 Garages and land at East Bay Mill

Map



Preferred use residential

Site flood zone

The majority of the site is located within flood zone 2; the remainder is within flood zone 3a.

Is there an alternative reasonably available site in flood zone 1?

No (see table of town centre sites in appendix F, which demonstrates that there are no available sites within the town centre in flood zone 1).

Is there an alternative reasonably available site in flood zone 2?

N/A

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

Will the proposed development type be acceptable in this flood zone?

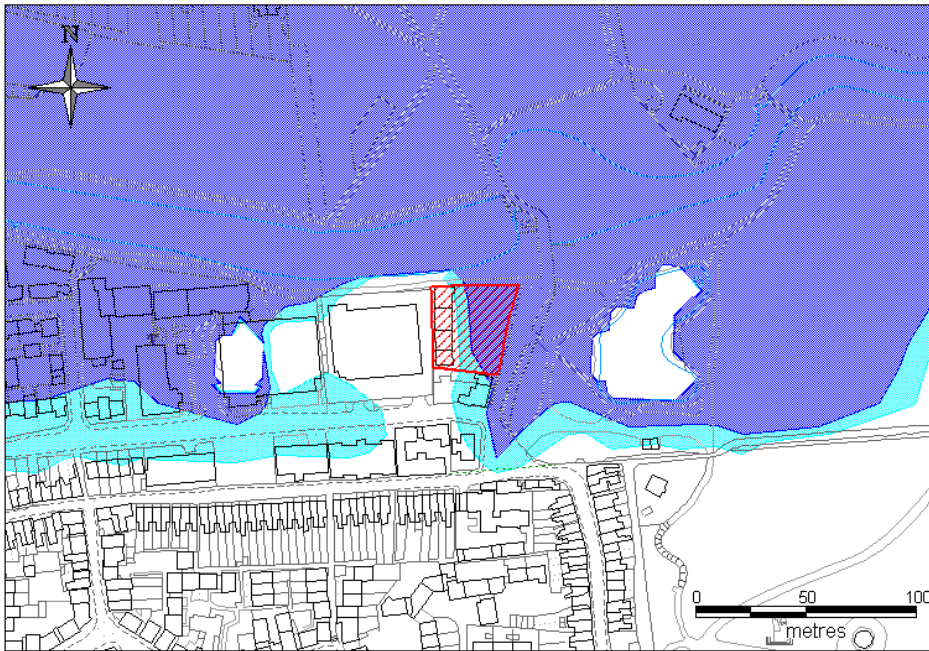
The proposed use passes the sequential test and providing that housing is not located within the part of the site within flood zone 3a the exception test is not necessary. However, as part of the assessment of the site for this sequential test it was considered inappropriate due to its existing use as an allotment and nature conservation value.

Conclusion Although this site passes the sequential test it should not be

allocated for development due to its existing use as an allotment and nature conservation value.

Name of site 410 Land north of 5 Middle Mill

Map



Preferred use residential

Site flood zone

3a - defended

Is there an alternative reasonably available site in flood zone 1?

No (see table of town centre sites in appendix F, which demonstrates that there are no available sites within the town centre in flood zone 1).

Is there an alternative reasonably available site in flood zone 2?

Yes (although only two small sites are available)

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

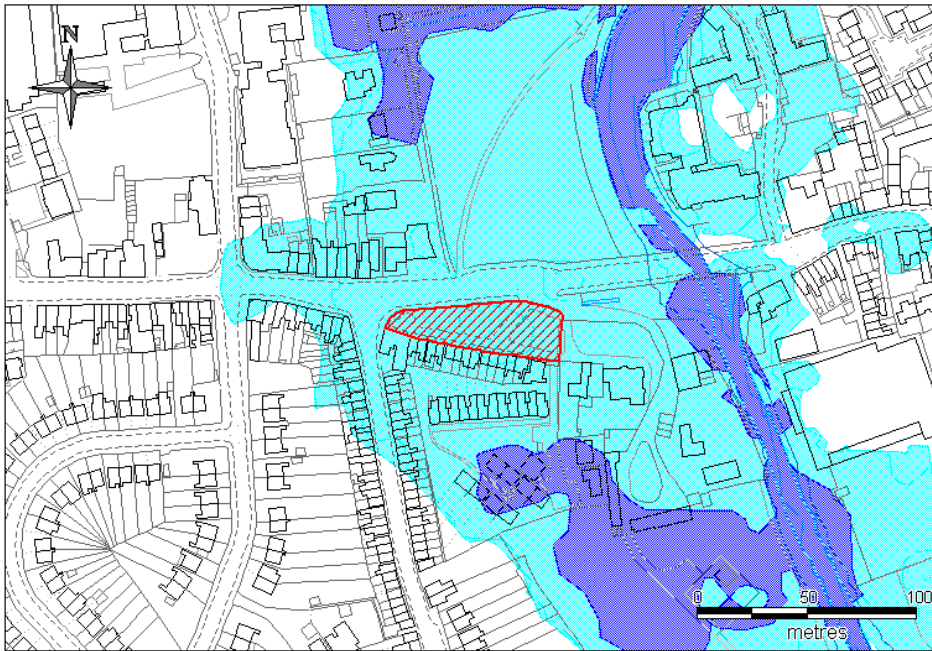
Will the proposed development type be acceptable in this flood zone?

Yes, the Council has carried out a sequential test for this site as part of the recent planning application for residential development.

Conclusion As part of the recent planning application for this site the Council has carried out a sequential test and exception test. The Environment Agency agreed with the Council's conclusions and also found the flood risk assessment acceptable.

Name of site 433 Frontage 1 – 15 East Bay

Map



Preferred use residential

Site flood zone

The whole site is located within flood zone 2.

Is there an alternative reasonably available site in flood zone 1?

No (see table of town centre sites in appendix F, which demonstrates that there are no available sites within the town centre in flood zone 1).

Is there an alternative reasonably available site in flood zone 2?

N/A

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

Will the proposed development type be acceptable in this flood zone?

Yes, the sequential test is passed.

Conclusion This site passes the sequential test as there are no reasonably available sites in flood zone 1.

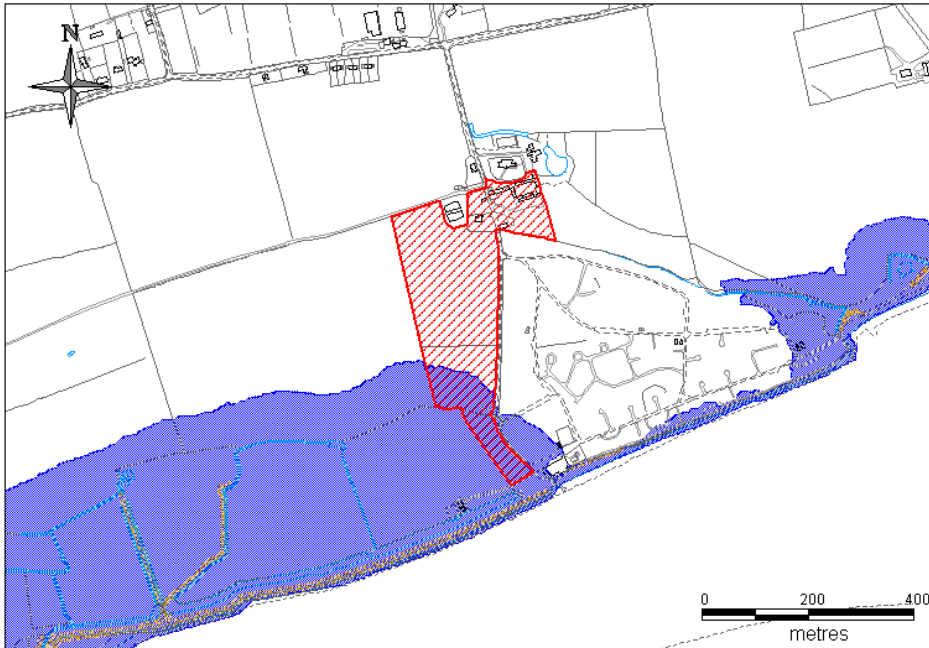
Borough

Name of site S003 Waldegraves Caravan Park	
Map	
Preferred use caravan park	
Site flood zone	Part of the south-west corner of the site is located within flood zone 3a; the remainder of the site is located within flood zone 1.
Is there an alternative reasonably available site in flood zone 1?	Yes, but this is proposed as an extension to an existing caravan park.
Is there an alternative reasonably available site in flood zone 2?	-
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The caravan park is located east of a modelled breach scenario in Colchester's SFRA (Figure C57). Under the 1 in 200 year and 1 in 1000 year, plus climate change scenarios peak flood water is 2.36 metres and 1.32 metres above the corresponding 1 in 100 year and 1 in 1000 year flood event peaks, however the flooding extends marginally into the existing caravan site. Under present day conditions (1 in 200 year scenario) the level of flood risk is regarded as relatively low. The SFRA

	<p>recommends that improvements are made to emergency access to and from West Mersea to assist the ability of emergency services to access potentially flooded areas.</p>
<p>Will the proposed development type be acceptable in this flood zone?</p>	<p>The proposed use is classed as a 'more vulnerable' use as defined by PPS25. However, as only a small part of the site is located within the flood risk zone and it is an extension to an existing use the development type is acceptable.</p>
<p>Conclusion Under present day conditions (1 in 200 year scenario) the level of flood risk on this site is regarded as relatively low. However, flood hazard mapping shows that evacuation and access routes to West Mersea are at risk of inundation during the breach event. The breach scenario represents an extreme scenario. The site is considered acceptable for the proposed use subject to the flood risk assessment and providing that no caravans are sited within the flood risk area and improvements are considered to the access route to/from the site to ensure safe egress and access in the event of flooding in accordance with the SFRA. However, in the long term this site may become more vulnerable, particularly with the affects of climate change and development may need to move inland to minimise flood risk.</p>	

Name of site S026 Coopers Beach

Map



Preferred use caravan park

Site flood zone

A small part of the southern edge of the site is located within flood zone 3a. The remainder of the site is located within flood zone 1.

Is there an alternative reasonably available site in flood zone 1?

Yes, but this is proposed as an extension to an existing caravan park.

Is there an alternative reasonably available site in flood zone 2?

-

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

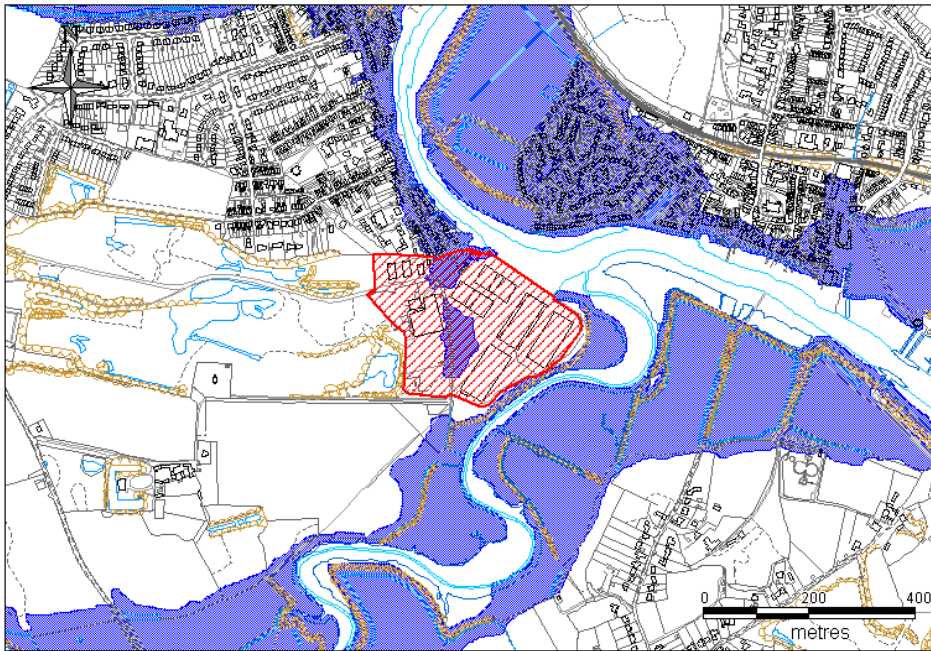
Will the proposed development type be acceptable in this flood zone?

The proposed use is classed as a 'more vulnerable' use as defined by PPS25. However, as only a small part of the site is located within the flood risk zone and it is an extension to an existing use the development type is considered acceptable.

Conclusion The site is considered acceptable for the proposed use subject to the results of the flood risk assessment and providing that no caravans are sited within the flood risk area.

Name of site 267 Rowhedge Port

Map



Preferred use mixed use, predominantly residential

Site flood zone

Part of the site is included within flood zone 3a. The site is located at the confluence of the Roman River and River Colne.

Is there an alternative reasonably available site in flood zone 1?

Yes

Is there an alternative reasonably available site in flood zone 2?

Yes

Does the site lie in the functional floodplain (zone 3b)?

No

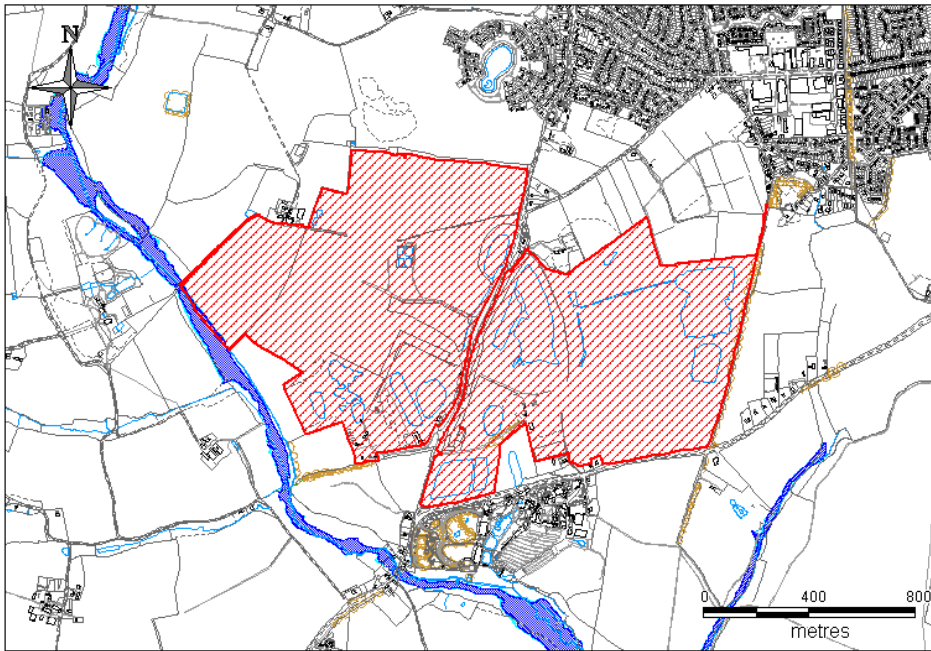
SFRA comments

The SFRA states that the principles of the sequential test should guide the master planning of the site and that a flood risk assessment will be required. The flood risk assessment will be required to demonstrate that the development will not increase the risk of overland flow to the site and surroundings. Surface water attenuation onsite with respect to increased infiltration and storage will be required, which can be done through the use of sustainable drainage systems. Other requirements include determining

	flood levels on site, suggesting finished floor levels and ensuring there is safe access/egress from the site in times of flood.
Will the proposed development type be acceptable in this flood zone?	This is a large site and part of the central area of the site is located within flood zone 3a. There are reasonably available sites elsewhere within flood zones 1 and 2, however if the flood risk area is made available as open space development is acceptable on flood risk grounds.
Conclusion The sequential test will only be passed if development does not take place within the flood risk areas. The comments from the Strategic Flood Risk Assessment should be taken into account.	

Name of site S284 Colchester Quarry

Map



Preferred use quarry

Site flood zone

A very small part of the south-western corner of this large site is located within flood zone 3a. The remainder of the site is located within flood zone 1.

Is there an alternative reasonably available site in flood zone 1?

No

Is there an alternative reasonably available site in flood zone 2?

No

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

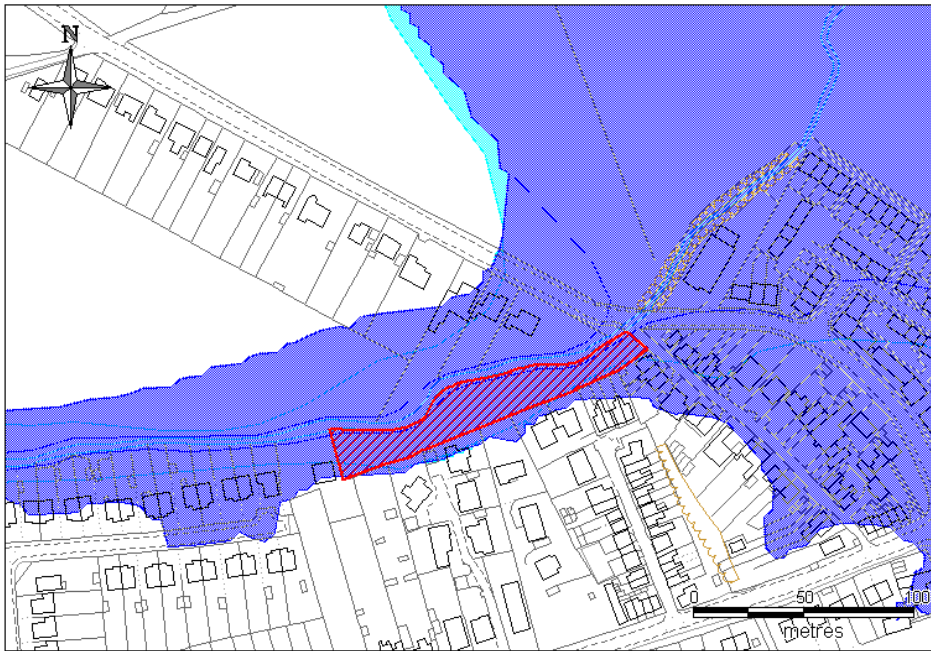
Will the proposed development type be acceptable in this flood zone?

Yes

Conclusion Sand and gravel workings are classed as water compatible development in PPS25 and as there are very limited locations where a quarry would be suitable it is considered that the sequential test is passed.

Name of site 574 Land south of 168 Rowhedge Road

Map

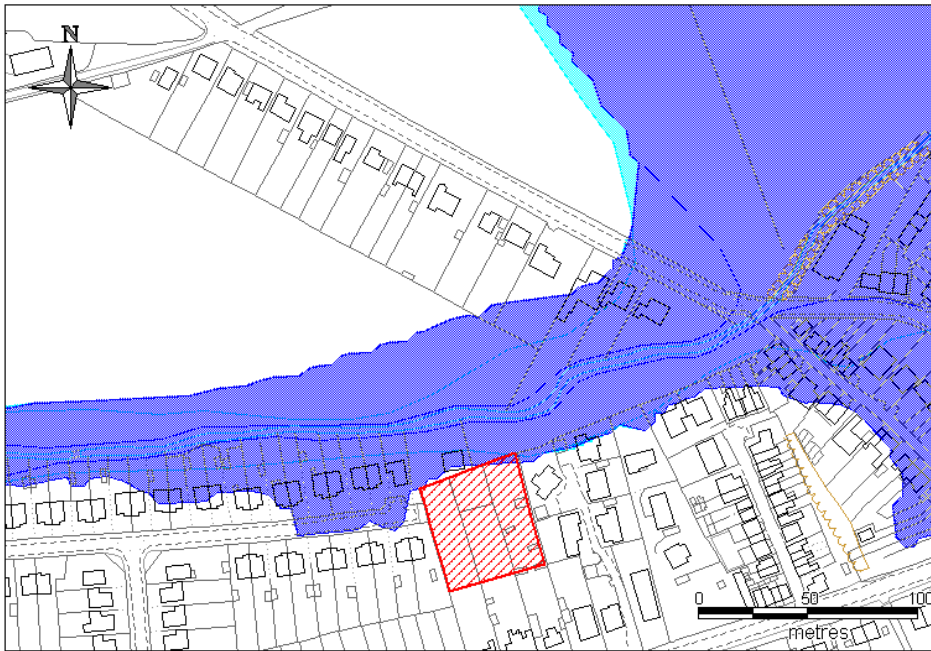


Preferred use residential

Site flood zone	The whole site is located within flood zone 3a.
Is there an alternative reasonably available site in flood zone 1?	Yes
Is there an alternative reasonably available site in flood zone 2?	Yes
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The SFRA does not comment on this site or land adjacent.
Will the proposed development type be acceptable in this flood zone?	No, this site is located within a high flood risk area.
Conclusion This site does not pass the sequential test and should not be allocated for development.	

Name of site 577 23 Hillview, Rowhedge Road

Map



Preferred use residential

Site flood zone

A very small part of the north-eastern corner of the site is located within flood zone 3a.

Is there an alternative reasonably available site in flood zone 1?

Yes

Is there an alternative reasonably available site in flood zone 2?

Yes

Does the site lie in the functional floodplain (zone 3b)?

No

SFRA comments

The SFRA does not comment on this site or land adjacent.

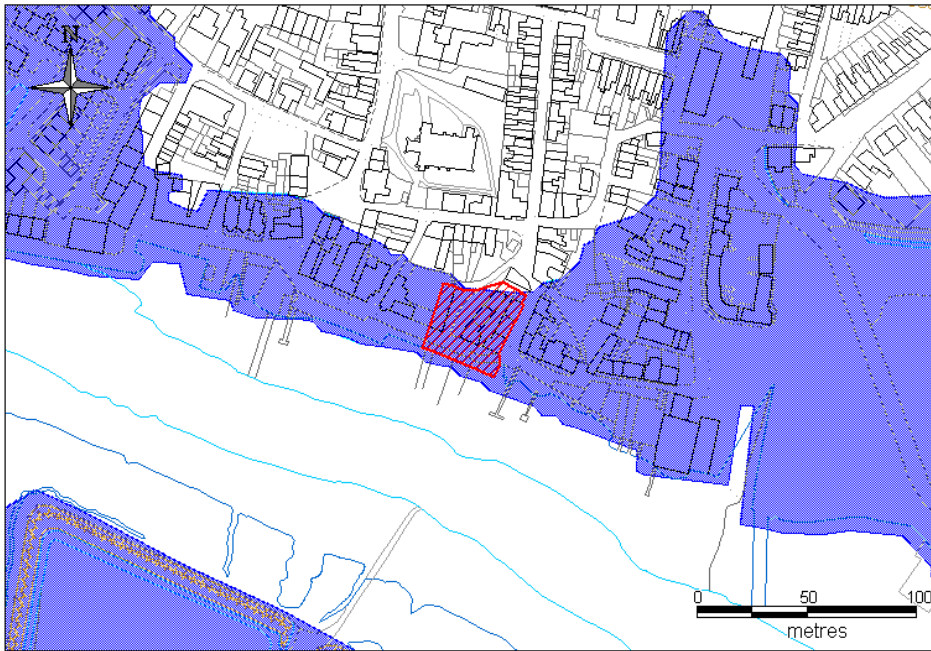
Will the proposed development type be acceptable in this flood zone?

Only a very small part of the site is located within flood zone 3a and providing that this area is excluded development is acceptable in terms of flood risk.

Conclusion The sequential test is passed providing that the small area in the north-eastern corner of the site located within flood zone 3a is removed.

Name of site 1222 1/2 Marine Row, Wivenhoe

Map



Preferred use residential

Site flood zone	Almost the whole of the site is located within flood zone 3a.
Is there an alternative reasonably available site in flood zone 1?	Yes
Is there an alternative reasonably available site in flood zone 2?	Yes
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The SFRA does not comment on this site or land adjacent.
Will the proposed development type be acceptable in this flood zone?	No

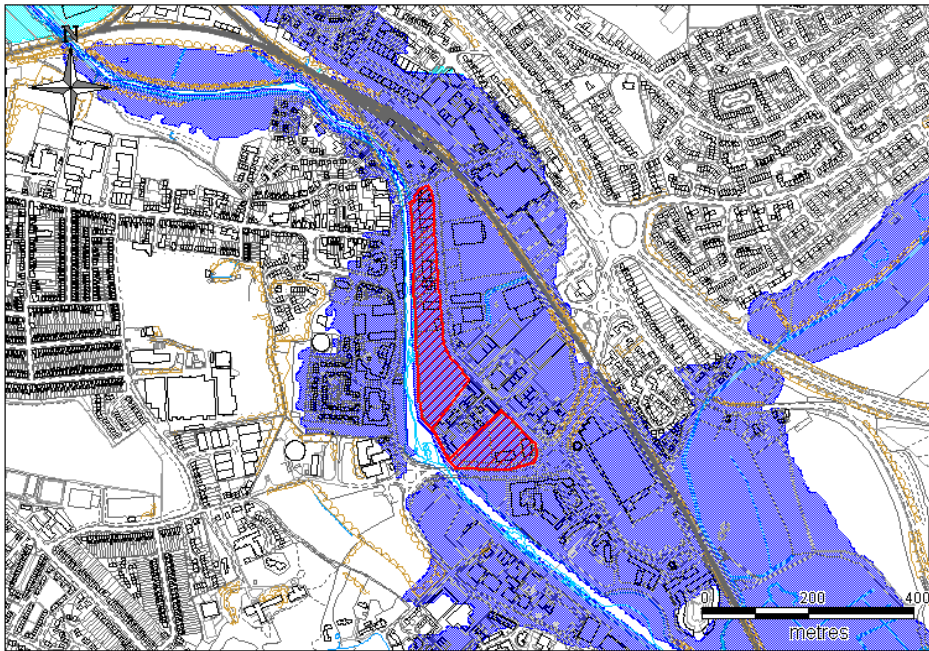
Conclusion There are numerous sites available within the Council's growth and regeneration areas to meet the RSS housing targets. In addition to this there are numerous sites within the Borough and not in a growth or regeneration area that are located within flood zone 1. It is therefore considered that this site does not pass the sequential test and should not be allocated for residential development.

East Colchester

The PPS25 good practice guide recognises that where redevelopment of an area in flood zones 2 and 3 is ongoing as part of an established regeneration programme regeneration should not be compromised where a scheme is already partly complete. This is the case for the regeneration of East Colchester, which began prior to the publication of PPS25 and the application of the sequential test. As part of the preparation of the Core Strategy an agreement was reached between the Council, the Environment Agency and the Department for Communities and Local Government that development should continue. Detailed flood risk assessments for individual sites will be carried out, which will ensure that safe access and egress can be provided and flood risk is not increased elsewhere; and more vulnerable development types such as residential should preferably be set back from the Colne with less vulnerable development types in between the Colne and more vulnerable development types. As a previous industrial area contamination is likely to be an issue for many of the sites. However, all sites have been appraised as part of the sequential test on flood risk grounds only. The risk of contamination does not mean that the site is not a reasonably available alternative site, although it is accepted that the cost of de-contaminating sites may make certain sites unviable.

Name of site 3 Warehouses between River Colne and Hawkins Road

Map



Preferred use residential

Site flood zone The entire site is located within flood zone 3a

Is there an alternative reasonably available site in flood zone 1? No

Is there an alternative reasonably available site in flood zone 2? No

Does the site lie in the functional floodplain (zone 3b)? No

SFRA comments The SFRA shows that parts of the site are dry islands; however these are surrounded by areas of high flood hazard under the 1 in 200 and 1 in 1000 flood events plus climate change.

Will the proposed development type be acceptable in this flood zone? Mixed use development would be acceptable on this site. There are no available sites in this regeneration area at lower flood risk. Residential use should be confined to upper storeys with commercial uses at ground level.

Conclusion The sequential test is passed and parts (a) and (b) of the exception test are also passed:

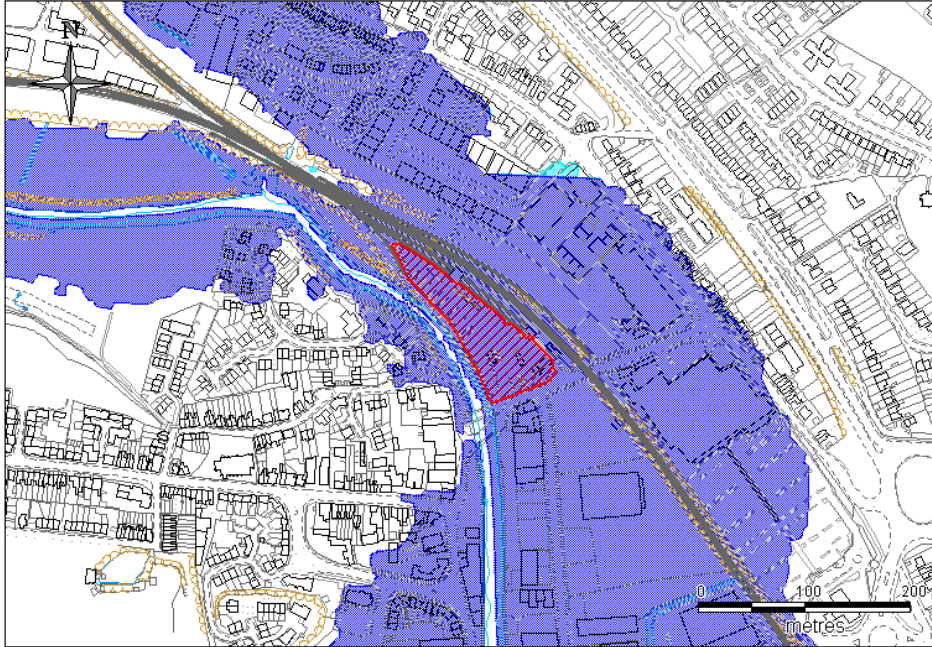
(a) Redevelopment of this site will contribute to the regeneration of this

area and contribute to the creation of a sustainable community. It will help to provide decent, affordable and sustainable homes for the Borough's growing population. As a highly accessible site, close to the town centre and Hythe railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. The mix of uses required for the site will cater for local needs.

(b) The site is previously developed land.

Name of site 8 Derelict Depot, Hythe Station Road between railway line and River Colne

Map



Preferred use residential

Site flood zone The whole site is located within flood zone 3a

Is there an alternative reasonably available site in flood zone 1? No

Is there an alternative reasonably available site in flood zone 2? No

Does the site lie in the functional floodplain (zone 3b)? No

SFRA comments The SFRA shows that a small section of the site on the western boundary is in a high hazard zone under the 1 in 200 and 1 in 1000 flood events plus climate change with the rest of the site falling in low or medium flood hazard.

Will the proposed development type be acceptable in this flood zone? Yes, with scope to keep residential use away from the highest flood hazard areas.

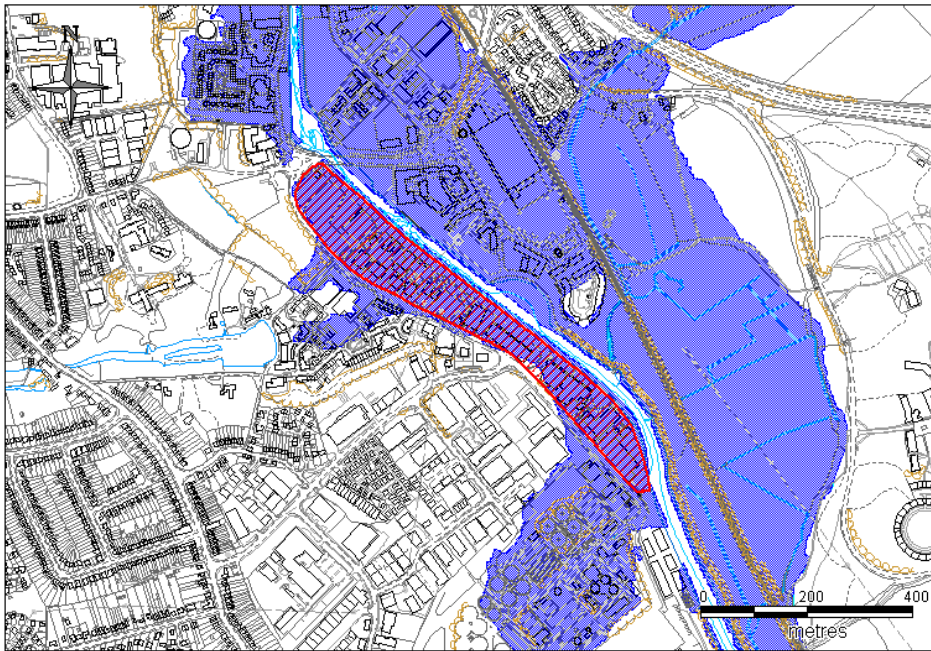
Conclusion The sequential test is passed and detailed site layout and design should ensure that residential development is directed to the lower flood hazard areas within the site. Parts (a) and (b) of the exception test are also

passed:

- (a) Redevelopment of this site will contribute to the regeneration of this area and contribute to the creation of a sustainable community. It will help to provide decent, affordable and sustainable homes for the Borough's growing population. As a highly accessible site, close to the town centre and Hythe railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. The mix of uses required for the site will cater for local needs.
- (b) The site is previously developed land.

Name of site 65 King Edward Quay

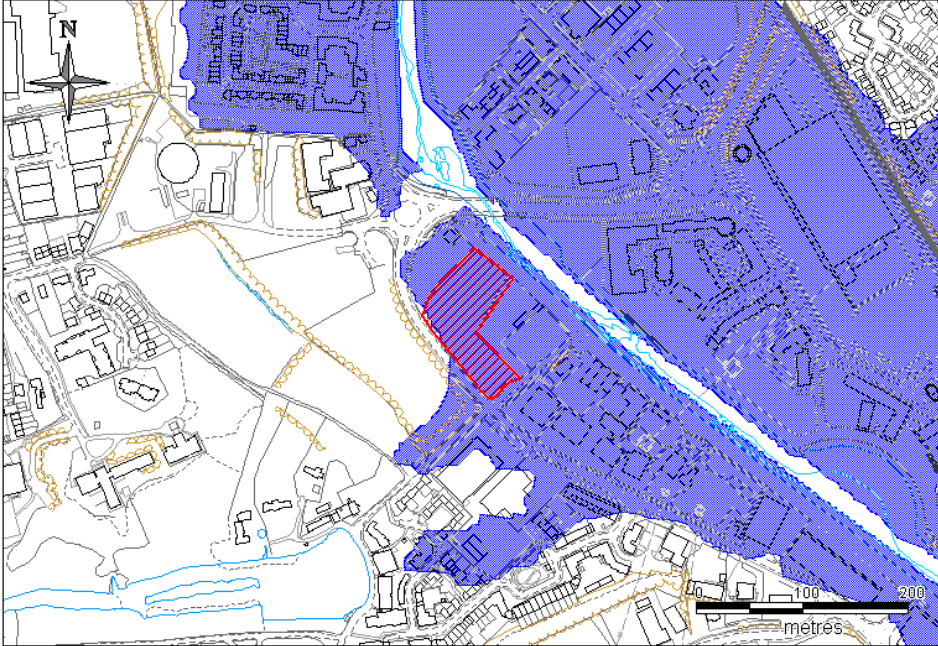
Map



Preferred use residential

Site flood zone	The whole site is located within flood zone 3a
Is there an alternative reasonably available site in flood zone 1?	No
Is there an alternative reasonably available site in flood zone 2?	No
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The SFRA shows that a small part of the northern fringes of the site is in a high hazard zone under the 1 in 200 and 1 in 1000 flood events plus climate change. The majority of the site is not located within a flood hazard zone with the exception of the small industrial park within the site. The flood hazard increases from medium to high in the 1 in 1000 event plus climate change in the industrial park area.
Will the proposed development type be acceptable in this flood zone?	Mixed use development would be acceptable on this site. There are no available sites within this regeneration area at lower flood risk. Residential use should be confined to upper

	storeys with commercial uses at ground level and within the areas at no/low flood hazard.
<p>Conclusion The sequential test is passed and detailed site layout and design should ensure that residential development is directed to the lower flood hazard areas within the site. Parts (a) and (b) of the exception test are also passed:</p> <p>(a) Redevelopment of this site will contribute to the regeneration of this area and contribute to the creation of a sustainable community. It will help to provide decent, affordable and sustainable homes for the Borough's growing population. As a highly accessible site, close to the town centre and Hythe railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. The mix of uses required for the site will cater for local needs.</p> <p>(b) The site is previously developed land.</p>	

Name of site S112 Haven Road Travellers site	
Map	
	
Preferred use residential	
Site flood zone	The whole site is located within flood zone 3a
Is there an alternative reasonably available site in flood zone 1?	No
Is there an alternative reasonably available site in flood zone 2?	No
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	The SFRA shows that the whole site is in a high hazard zone under the 1 in 200 and 1 in 1000 flood events plus climate change.
Will the proposed development type be acceptable in this flood zone?	Mixed use development would be acceptable on this site. There are no available sites in this regeneration area at lower flood risk. Residential use should be confined to upper storeys with commercial uses at ground level.
<p>Conclusion The sequential test is passed and detailed site layout and design should ensure that residential development is directed to the lower flood hazard areas within the site. Parts (a) and (b) of the exception test are also passed:</p> <p>(a) Redevelopment of this site will contribute to the regeneration of this</p>	

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area and contribute to the creation of a sustainable community. It will help to provide decent, affordable and sustainable homes for the Borough's growing population. As a highly accessible site, close to the town centre and Hythe railway station, densities will make efficient use of land, reduce car dependency and increase levels of sustainable travel, which will subsequently reduce air pollution and greenhouse gas emissions from traffic. The mix of uses required for the site will cater for local needs.
 (b) The site is previously developed land.

Name of site University of Essex	
Map	
Preferred use academic expansion	
Site flood zone	A small part of the southern edge of this site is located within flood zone 3a
Is there an alternative reasonably available site in flood zone 1?	No
Is there an alternative reasonably available site in flood zone 2?	No
Does the site lie in the functional floodplain (zone 3b)?	No
SFRA comments	??
Will the proposed development type be acceptable in this flood zone?	Educational establishments are a more vulnerable use and so providing the exception test is passed academic expansion is acceptable.
<p>Conclusion Whilst there are alternative areas throughout the Borough, which could be suitable for educational establishments this proposal is for academic expansion of the University of Essex. The University of Essex is a campus university; all academic buildings and student accommodation are located within the grounds of the university. Other areas within the university grounds are also at risk of flooding and it is considered that academic expansion is acceptable in this location. Only a small part of the site is within the high flood risk zone and buildings should be directed away from this area with the flood risk zone forming part of the landscaping for the site. Parts (a) and (b) of the exception test are also passed:</p> <p>(a) Despite being greenfield land, this option makes efficient use of land in that it retains all university buildings together at one location close to the other academic department and student facilities and services. This can help reduce the need to travel and dependency on the private car as the primary mode of travel. This will prevent the need to allocate other areas of land at alternative locations in the Borough. Allocating the site will help support Core Strategy employment targets and increase the range of courses available at the university improving education opportunities for students.</p> <p>(b) As explained above there are no alternative sites for this use.</p>	

Conclusion

The initial work carried out as part of the sequential test in assessing sites submitted by third parties in terms of the proposed use against the flood zone the site falls within and vulnerability classification (appendix A) contributed to the consideration of sites and provides clear justification for the rejection of those sites that fall within flood risk areas. The sequential test enables the Council to be certain that the Site Allocations DPD will avoid flood risk areas and therefore reduce the risk of flooding in the Borough. The sites below failed the sequential test and should therefore not be allocated in the Site Allocations DPD. Although both these sites fall within areas allocated as predominantly residential on the new Proposals Map they are not expected to come forward for residential development on flood risk grounds. Both sites are located within flood zone 3a however they are not located within a growth/regeneration area. There are reasonably available alternative sites within flood zones 1 and 2 across the Borough:

- 1222 1/2 Marine Row, Wivenhoe
- 574 Land south of 168 Rowhedge Road.

Appendix A. Flood risk vulnerability classification

This table forms part of Colchester Borough Council's flood risk sequential test. As an initial part of this test all sites submitted by third parties and sites from the HLAA that passed the site selection criteria i.e. conformity with Core Strategy, proximity to Regeneration/Growth Areas, site constraints and Local Plan allocations and which fell within Flood Zones 2 & 3 were assessed to ascertain the proposed land use and vulnerability. This information was used to discount sites and to support the next stage of the sequential test.

Key

Red = development should not be permitted

Amber = exceptions test required

Green = development is appropriate

P = proposed use

Reference	Location	Proposed use	Flood risk zone	Comments	Essential Infrastructure	Highly Vulnerable	More vulnerable	Less vulnerable	Water compatible
S003	Waldergraves Holiday Park BOROUGH	Caravan park	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed. Furthermore, a specific warning and evacuation plan will be necessary.			P		
15b	Land north of A120 and abutting Great Tey Road and Church Lane, Marks Tey BOROUGH	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.			P		
S026	Coopers Beach Holiday Park, East Mersea BOROUGH	Caravan park	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed. Furthermore, a specific warning and evacuation plan will be necessary.			P		
S074	Land off New Road, Aldham BOROUGH	Employment	2/ 3a	Almost the entire site is located within flood zone 3a, with the remainder located in flood zone 2. Development will only be acceptable if it can be				P	

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				demonstrated that there are no suitable alternative sites within flood zone 1.					
S083	Land off Church Lane, Marks Tey BOROUGH	Residential, commercial, recreation	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.			P	P	
S107 & HLAA 181	Land between University of Essex & Wivenhoe BOROUGH	University extension & residential	3a	A very small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.			P	P	
S151	Land at Colchester Road, West Bergholt BOROUGH	Mixed use residential and employment	1 (overlaps with 2)	The boundary of this site overlaps with the boundary for flood zone 2. The site itself is actually located in flood zone 1. This site does not need to be subject to the sequential test.			P	P	
S250	Land at Copford Place, London Road BOROUGH	Retirement campus with community facilities	3a	Approximately a third of the site is located within flood zone 3a. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.			P	P	
S116	Land at Place Farm BOROUGH	Residential and commercial	3a	A small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and for residential development that the exceptions test is passed.			P	P	
S044 & HLAA 167	Colchester North NORTH	Residential	3a	A very small part of this large site is located within flood zone 3a. Development should be restricted to the non flood affected areas and areas of flood risk developed as open space. Alternatively the boundary of this site could be re-drawn to exclude the small area of flood risk.			P		
S064	St Botolph's Farm, Braiswick	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non			P		

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	NORTH			flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.					
S077	Land at Watch House Field BOROUGH	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
S082	Land at Church Lane, Marks Tey BOROUGH	Residential and recreation	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		P
S112	Disused Haven Road Travellers Site EAST	Residential	3a	Almost the entire site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
S117	Land at Marks Tey Station BOROUGH	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
S119	Land at Marks Tey Station BOROUGH	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
S156	Land at The Street, Salcott BOROUGH	Residential	3a	Almost the entire site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
S258	Great Horkesley Manor Plot 3 BOROUGH	Residential	3a	A very small part of this large site is located within flood zone 3a. Development should be restricted to the non flood affected areas and areas of flood risk developed as open			P		

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				space. Alternatively the boundary of this site could be re-drawn to exclude the small area of flood risk.					
S094	Abberton Reservoir BOROUGH	Future plans for the reservoir	3a	The proposals to raise the water level of Abberton Reservoir and create new habitats is water compatible and as there are no alternative sites for the proposed use the sequential test is passed.					P
S178	Westerly Projection of Myland – North of A12 NORTH	Retention of Greenfield land	3a	The proposal to retain this area of land as Greenfield land will not lead to the development of land. Amenity space is water compatible and so the sequential test is passed.					P
S189	A12 Crossing NORTH	Creation of a safe crossing over the A12	3a	A small part of the land proposed for a safe crossing over the A12 is located within flood zone 3a. It is considered that this use is classed as essential infrastructure and development will only be acceptable if it can be demonstrated that there are no alternative locations for a crossing and the exceptions test is passed.	P				
S264	Land between A12 and main line rail NORTH	Creation of a new public right of way	3a	A small part of the land proposed for a public right of way is located in flood zone 3a. This use is classed as amenity space and so is water compatible, therefore it is considered that the sequential test is passed.					P
S284	Land at Colchester Quarry STANWAY	Quarry expansion	3a	A very small part of this large site is located within flood zone 3a. Sand and gravel workings are classed as water compatible development and as a quarry can only expand onto adjacent land it is considered that the sequential test is passed.					P
HLAA 201	Copford and West Stanway STANWAY	Residential	2	A very small part of this site is located within flood zone 2. Development should be restricted to the non flood affected areas. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 46	Copford Place, London Road STANWAY	Residential	3a	A very small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		

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HLAA 8	Derelict Depot, Hythe Station Road (between railway line and River Colne) EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 1,265	26 Hythe Quay EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 740	Scrubland between River Colne and Hythe Quay EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 3	Warehouse buildings between River Colne and Hawkins Road EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 6	Ballantyne Centre and land off Hawkins Road EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 5	Phase 3, Hythe Quays, off Lighthouse Way EAST	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 99	Scrapyard Site, land off Haven Road and Distillery Lane EAST	Residential	3a	A small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 65	Warehouse/offices/workshops bounded by Haven Road and River Colne	Residential	3a	The whole site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the			P		

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	EAST			exceptions test is passed.					
HLAA 68	Warehousing adjacent River Colne, Haven Quay EAST	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 29	Car park between Sheepen Road & Westway TOWN CENTRE	Residential	2	The whole site is located within flood zone 2. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 425	Allotments south of 65-79 Sheepen Road TOWN CENTRE	Residential	2	Almost the entire site is located within flood zone 2. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 36	Car park between Sheepen Place & River Colne TOWN CENTRE	Residential	3a	Almost the entire site is located within flood zone 3a, within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 410	Land north of 5 Middle Mill TOWN CENTRE	Residential	3a	Over half of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 35	Depot/ workshops north side of Sportsway TOWN CENTRE	Residential	2/ 3a	This site is located within flood zones 2 and 3a. Development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 34	Allotments on south side Cowdray Avenue TOWN CENTRE	Residential	2	Approximately half of this site is located within flood zone 2. Development should be restricted to the non flood affected areas. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 27	BT site north of Cowdray Avenue	Residential	3a	Approximately half of the site is located within flood zone 3a. Development should be			P		

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	TOWN CENTRE			restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.					
HLAA 33	Playing field, St James Primary School, Guildford Road TOWN CENTRE	Residential	2/ 3a	The whole site is located within the flood zone, with the majority located in flood zone 3a. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 433	Frontage of properties 1 – 15 East Bay TOWN CENTRE	Residential	2	The whole site is located within flood zone 2. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 30	Allotments adjacent River Colne off East Bay TOWN CENTRE	Residential	2/ 3a	The site is located partially within flood zone 2 and 3a. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 431	Garden land at 62 Brook Street TOWN CENTRE	Residential	2	A small part of the site is located within flood zone 2. Development should be restricted to the non flood affected areas. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAAA 31	Garages and land at East Bay Mill TOWN CENTRE	Residential	2	The whole site is located within flood zone 2. Within flood zone 2 development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1.			P		
HLAA 1,400	25 The Lane, West Mersea BOROUGH	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 1,098	86 Coast Road, West Mersea BOROUGH	Residential	3a	A very small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be			P		

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				acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.					
HLAA 144	7 Waldergraves Lane, West Mersea BOROUGH	Residential	3a	A very small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zone 1 and the exceptions test is passed.			P		
HLAA 148	Warehouse & Station Car Park, Station Road, Wivenhoe BOROUGH	Residential	3a	The whole site is located within flood zone 3a. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 1,222	1/ 2 Marine Row, Wivenhoe BOROUGH	Residential	3a	The whole site is located within flood zone 3a. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 150	Former Cooks Shipyard & Gasworks site, Walter Radcliffe Way, Wivenhoe BOROUGH	Residential	3a	The whole site is located within flood zone 3a. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 267	Rowhedge Port BOROUGH	Residential	3a	Part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 574	Land south of 168 Rowhedge Road BOROUGH	Residential	3a	The whole site is located within flood zone 3a. Within flood zone 3a development will only be acceptable if it can be demonstrated that there are no suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.			P		
HLAA 577	Land at end of & adjacent 23 Hillview Close, Rowhedge BOROUGH	Residential	3a	A very small part of the site is located within flood zone 3a. Development should be restricted to the non flood affected areas. Within this flood zone development will only be acceptable if it can be demonstrated that there are no			P		

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				suitable alternative sites within flood zones 1 & 2 and the exceptions test is passed.					
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Appendix B. Summary of available sites in the Town Centre and East Colchester**Town Centre**

Site ref.	Site description	Flood zone	Site area	Site use	Site constraints	Planning history	Ownership	Current designation	Comments
37	Bus station site	1	1.75ha	Under construction	Conservation area	Visual Arts Facility under construction in the northern part	Colchester Borough Council	Major increase in retail	Inappropriate due to competing site uses and regeneration expectation
38	Car park and offices land north of Runwald Street	1	1.09ha	Mixed use	Conservation area	No alternative proposals	BT, CBC and others	None	Inappropriate due to competing land use and multiple ownership
445	19-29 Queen Street	1	0.14ha	Vacant former department store	Conservation area	No alternative proposals	Unknown	Redevelopment for predominantly commercial uses as part of regeneration area	Inappropriate due to competing site uses and regeneration expectation
453	George Hotel car park	1	0.12ha	Customer car park	Conservation area	No alternative proposals	George Hotel	Mixed use area group A	Inappropriate due to competing land use
460	Car park off Northgate Street	1	0.11ha	Car park	Conservation area	Housing under construction	Unknown	Public car park	Inappropriate - construction work is in progress
462	Land at Middleborough	1	0.12ha	Sixth Form College Car park	Conservation area	No alternative proposals submitted	Sixth Form College	Mixed use area group B	Inappropriate due to competing land use
464	Buildings part of Sixth Form College, Greens Yard	1	0.20ha	Sixth Form College	Conservation area	Planning permission granted (03/1966) for	Sixth Form College	None	Inappropriate as construction already underway

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						new hall and teaching accommodation			
467	Car park south side of Nunns Road	1	0.27ha	Public car park	Conservation area	Unknown	NPC Ltd	Public car park	Inappropriate due to competing land use
1330	The Stock Exchange & land rear of Scheregate Hotel, Osborne Street	1	0.13ha	Car park	Conservation area	Scheregate Hotel	Unknown	Mixed use area group A	Inappropriate due to competing land use
n/a	Colne Bank House, St Peters St	Predominantly 1	0.25ha	Unknown	Flood risk	Unknown	Unknown	Employment	Inappropriate due to conflicting proposed use
433	Frontage 1 – 15 East Bay	Whole site within zone 2	0.15ha	White land	Flood risk			Mixed Use Group B	Proposed allocation as mixed use
31	Garages and land at East Bay Mill	Whole site is in the flood zone, mostly zone 2 but part zone 3a	0.5ha	Allotments	Flood risk, current use as allotments and SINC			SINC & Mixed Use Group B	Inappropriate due to existing land use and SINC
n/a	21 St Peters St	2/ 3a defended	0.56ha	Unknown	Flood risk	Planning consent for 12 flats & 5 houses	Unknown	White land	Inappropriate due to extant planning consent
27	BT site, Cowdray Avenue	Approximately half in 3a	1.4ha	Employment	Flood risk and existing employment use		BT	Predominantly residential	Site is designated as predominantly residential, however it is currently used for employment purposes

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410	Land north of 5 Middle Mill	3a – defended	0.13ha	Corporation Depot	Conservation area and flood risk	Council produced a brief for the site and site has planning permission for residential development		Residential	As part of the planning application the sequential test was passed. This sequential test, an FRA and drainage plan were accepted by the Environment Agency
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East Colchester

Site ref.	Site description	Flood zone	Site area	Site use	Site constraints	Planning history	Ownership	Current designation	Comments
99	Scrapyard	The majority of the site is located in flood zone 1, a very small part of the site is located in flood zone 3a	3.9ha	Scrapyard	Contamination, allotments, existing use, proposed use	Pre-application discussions regarding open space on the site	Colchester Borough Council	Allotments	Inappropriate due to allotments and proposed open space
-	Land adjacent gas works	1	0.91ha	Employment	Existing uses, contamination			Regeneration area	Inappropriate due to existing employment uses on site
68	Warehousing adjacent River Colne, Haven Quay	The majority of the site is located in zone 1, however	1.59ha	Employment	Flood risk			Employment zone and SINC	Site inappropriate for residential development owing to

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		part of the site is located with flood zone 3a (approximately a quarter)							employment designation and SINC
(part of HLAA site 3)	Aim Hire site	3a	0.34ha	Formerly employment	Flood risk	Has received planning permission for residential development		Regeneration area/ SINC	Site has planning permission for residential development, as part of this the sequential test and exception test have been passed
3	Warehouses between River Colne and Hawkins Road	3a	3.47ha	Formerly employment	Flood risk, listed buildings, multiple ownership	Pre-application discussions	Multiple ownership	Regeneration area/ SINC	Site incorporates Victorian warehouses and listed buildings and is in multiple ownership
5	Phase 3, Hythe Quays, off Lighthouse Way	3a	2.46ha		Flood risk	Development has taken place on part of the site. for residential development		Regeneration area/ SINC	Development has taken place on part of this site.
6	Ballantyne Centre	3a	1.61ha		Flood risk	Site has planning		Regeneration area/ SINC	Development has

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						permission for residential development			commenced and so site is not reasonably available
8	Derelict Depot, Hythe Station Rd between railway line and River Colne	3a	0.73ha	Formerly employment	Flood risk, contamination			Regeneration area	Contamination issues may make it difficult to bring development forward
65	King Edward Quay	3a	7ha	Employment, former travellers site	Flood risk, existing uses, contamination	Pre-applications discussions	Multiple ownership	Regeneration area, SINC	Multiple ownerships, nature conservation issues and the existing uses on site may make it difficult to bring development forward
S112	Haven Road Travellers site	3a	0.64ha	Former travellers site	Flood risk	Pre-application discussions	Essex County Council	Regeneration area	No known issues other than flood risk
740	Scrubland between River Colne and Hythe	3a	0.3ha		Flood risk			Regeneration area, SINC	Inappropriate due to nature conservation issues and size/ shape of site
1265	26 Hythe Quay	3a	0.15ha	Formerly employment	Flood risk, shape of site, contamination			Regeneration area	Unlikely to come forward for

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									development in the near future owing to contamination and awkward size/ shape. River wall needs reinstating along entire length.
-	Land south of Maudlyn Road	3a	0.56ha	Employment	Flood risk, site in use			Regeneration area	Unlikely to come forward in the near future owing to existing two businesses on site
-	Land south of Ventura Drive (redundant gas holder)	3a	1.98ha	Vacant	Flood risk, contamination			Regeneration area	Unlikely to come forward in the near future owing to the risk of contamination, gas pipelines on site, steep bank requiring new retaining wall