
Tendring District Council Sequential Test Report

Stage 1 and 2
Sequential Test flood
risk analyses of
Tendring SHLAA sites

Essex County Council
Flood Services

Quality Management

Issue	Date	Details	Prepared By	Reviewed By	Approved By
1	30/03/2017	Draft Report for internal review	Doug Mlambo Project Design Engineer	Tim Simpson, Development and Flood Risk Manager	Tim Simpson Development and Flood Risk Manager
2	13/04/2017	Draft Report for internal review	Tom Palmer Project Design Engineer	Tim Simpson, Development and Flood Risk Manager	Tim Simpson Development and Flood Risk Manager
3	25/04/2017	Draft Report for external review	Tom Palmer Project Design Engineer	Tim Simpson, Development and Flood Risk Manager	Tim Simpson Development and Flood Risk Manager
4	11/05/2017	Final report	Tom Palmer Project Design Engineer	Tim Simpson, Development and Flood Risk Manager	Tim Simpson Development and Flood Risk Manager

1.0 Introduction

- 1.1 This report sets out Tendring District Council's approach to implement the requirements of the National Planning Policy Framework (NPPF) flood risk Practice Guidance when allocating land in their forthcoming Local Plan (expected June 2017).
- 1.2 The sites for assessment have been taken from the Strategic Housing Land Availability Assessment (SHLAA). This gives broad allocations for strategic development including proposed land-uses on most sites. The SHLAA however does not provide specific densities on sites proposed for housing developments.

2.0 Methodology and Sequential Test

- 2.1 The objective of this exercise is to meet Paragraph 101 of the NPPF which states "the aim of the Sequential Test is to steer development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding."
- 2.2 This Strategic assessment provides an analysis of flood risk at all the sites as identified in the SHLAA. The SHLAA provides an indication of the proposed landuse on each of the sites, and together with the consideration of development vulnerability classification (according to Table 2 of Flood Risk and Coastal Change Technical Guidance to NPPF) this Sequential Test can be considered to adequately address this strategic assessment.
- 2.3 The Sequential Test should use the Strategic Flood Risk Assessment as the primary evidence for flood risk information within the district. However, in this case it has been identified that the current district-wide SFRA (March 2009) is out of date and hence the assessment has used the most up-to-date flood risk maps and guidance documents to adequately address the flood risk for each site.
- 2.4 The methodology is set out in the following sections.

2.5 Methodology

2.6 The following methodology has been employed to determine the flood risk of each site. The Stage 1 Assessment results are summarised in Appendix A.

- Consider a two staged approach to identify sites that sequentially pass the flood risk criteria:
 - Allocate Flood Risk Zone on each site according the EA fluvial flood map.
 - All sites that fall within Flood Zone 1 (low risk area), are considered to have passed the test.
 - All sites in Flood Zone 2 are subjected to a Stage 2 assessment, taking into consideration of the proposed land-use on the development (landuse vulnerability classification).
 - All sites in Flood Zone 3 automatically require an exception test.
 - Sites containing smaller sections of Flood Zone 2 and 3 are highlighted with general comments provided on planning considerations (sites with a medium flood risk).
- Assess all sites that passed stage 1 (Flood Zone 1) against the Risk of Flooding from Surface Water. Identify the percentage area of the site which is at risk of surface water flooding and categorise accordingly (low, medium, high), and give a scoring¹ on each site and summary mitigation and or recommendations for the site.

3.0 Sites with medium Flood Risk

3.1 This section details the sites that have identified flood risks from either surface water or groundwater, or contain small sections of Flood Zones 2 or 3 that are not significant enough to trigger a Stage 2 assessment. The risk of flooding at each site has been deemed great enough to warrant more specific consideration of it at the planning stage.

3.3 Table 3.1 is an extract of Appendix A and shows the 13 medium flood risk sites (highlighted in orange).

¹ Score 1: Deliverable with standard mitigation for surface water flooding

2: Deliverable with extra mitigation and applying sequential approach to site for identified surface water flooding (medium risk)

3. Areas with majority of site in high risk of surface water flooding, require further site specific modelling or exception test to be undertaken

Table 3.1; Summary information for the 13 medium flood risk sites

ECC ref	SHLAA ref	Site Address	Proposed Land use	NPPF Vulnerability Classification	Size (ha)	Fluvial Zone			Surface water, RoFSW (H, M, L) ²	Sequential Test met/comments (other eg Potential Groundwater risk ³)
56	HD4	Land to the West of Haltermann Carless Refinery, Parkeston	Employment	Less vulnerable	15		X		Very low risk	Flood zone 2 present.
67	UC2.7	Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS	Residential	More vulnerable	2.1		X		10% low risk, 10% medium risk, 10% high risk	Flood zone 2 present.
68	UC2.8	Martello Caravan Park, Kirby Road, Walton-on-Naze	Residential	More vulnerable	13.13		X		5% low risk, 5% high risk	Flood zone 2 present.
77	UE2.7	Land North West of Martello Caravan Park, North of Lowe Chase, Walton-on-Naze	Residential	More vulnerable	5.26		X		5% low risk	Flood zone 2 present.
80	UE2.10	Land off First Avenue, Frinton-on-Sea CO13 9LW	Residential	More vulnerable	2.97		X		10% high risk	Flood zone 2 present.
104	UE4.7 CFS006	Mistley Place Park, North of New Road, Mistley CO11 1LU	Residential	More Vulnerable	7.7		X		Low Risk	Potential surface water low risk flood flows across the centre of the site. <5% of the site is in FZ2.
144		land at Progress Way Little Clacton	Residential	More Vulnerable	3.3	X	X	X	Medium risk (10% of site in high risk area)	Site contains EA Main River and 20% is in FZ 2 and 3.
167		3Parcels land Newhall Farm Horsley Cross Bromley Rd Lt Bromley Ardleigh Rd Little Bromley	Residential	More Vulnerable	?	X	X	X	Medium Risk	Centre of the site appears to have a watercourse that is effected by FZ 3 and 1 in 30 SW.
171		Broad Area 1: Land East of Colchester between A133 and A120, Elmstead Market/Ardleigh	Residential	More Vulnerable	282	X	X		Medium Risk	1% in FZ2 and FZ3. 1% at risk of 1 in 30 SW
173		Broad Area 3: Middle Bit	Residential	More Vulnerable	?	X	X	X	Low Risk	Flow path in the middle of the site in FZ3.
201	OTH17	Land off Bromley Road, Parsons Heath, Nr Colchester	Residential	More vulnerable	7.88		X	X	Medium risk	A small part of the site is in flood zones 2 and 3.
223	1021415	Land at Starena Lodge, Off Clacton Road, Weeley	Residential	More vulnerable	6.81		X		High risk	Flood zone 2 present.
246	UE1.11	Land between railway line and Holland-on-Sea CO15 4BG (Sladbury's Lane site)	TBC	Assumed More Vulnerable	78		X	X	Medium risk	Flood zone 2 and 3 present. 400m away from incident.

² Low - >1:1000 RoFSW, Medium – >30 -100yr RoFSW, High - <30yr RoFSW

³ Consider groundwater level monitoring to assess groundwater flood risk (for medium and high risk areas) and recommendations during planning submission

3.4 The following general flood risk assessment comments and advice are made for each site, and should be considered in the planning decision process;

- The total number of housing units provided should be considered where sites have been allocated for residential development.
- Residential units should always be positioned outside of flood zones 2 and 3.
- Employment units should be positioned outside of flood zones 2 and 3 where possible, unless appropriate mitigation measures can be implemented.
- Site layouts should be adjusted to position green spaces and car parking areas within flood zones 2 and 3 and areas of higher surface water flood risk.
- Appropriate SuDS measures should be provided and implemented for all sites.
- Safe access and egress routes should be provided for all sites.

4.0 Stage 2 Assessment

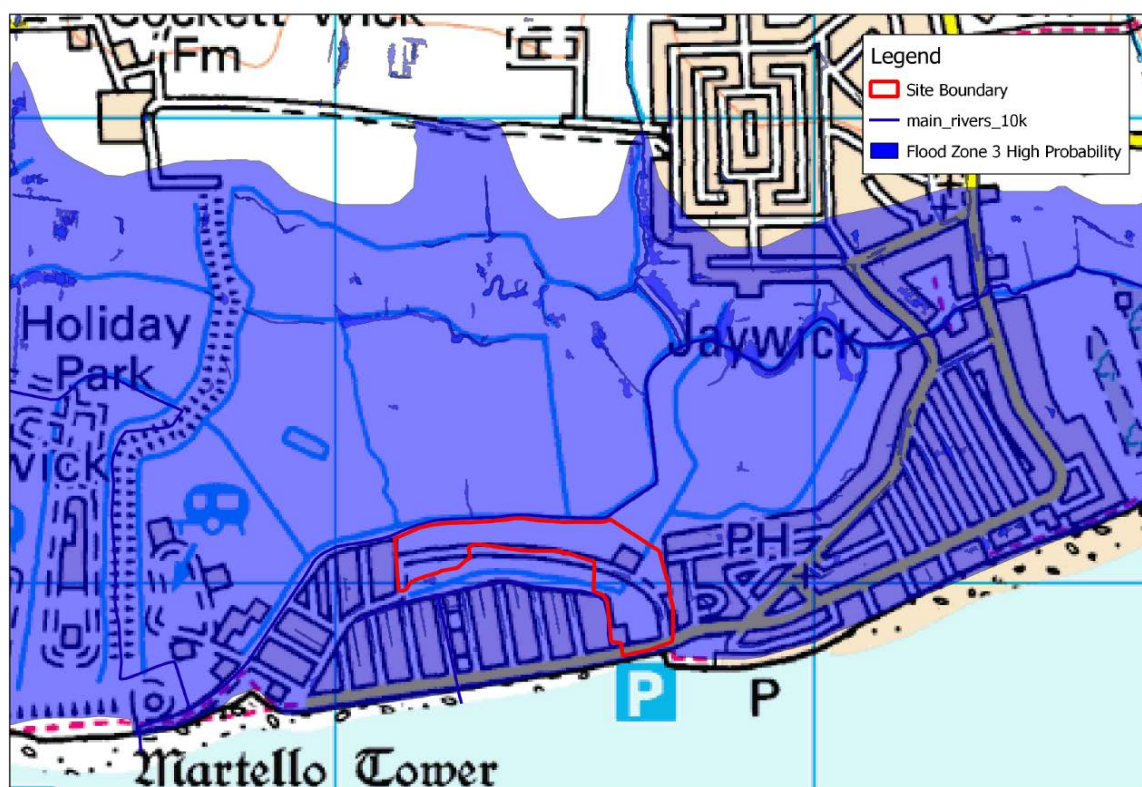
4.1 This section covers the more detailed assessment of the 17 sites that fall within flood zones 2 and 3, as identified in Section 2 of the Stage 1 assessment.

4.2 The recommendations within the Stage 2 assessment should be used to inform the site specific flood risk assessment for each of the sites when they are considered through planning.

4.3 Sites falling entirely within Flood Zone 3 should be assessed in level 2 of the SFRA to inform the application of the Exception Test.

4.4 The Stage 2 assessment results are summarised in the following section.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land off Lotus Way, Jaywick CO15 1AS	UE1.1 (16)	7.48	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3 100%		60% of site <75% groundwater 40% of site <25% groundwater
Site Map				



Flood risk summary to site

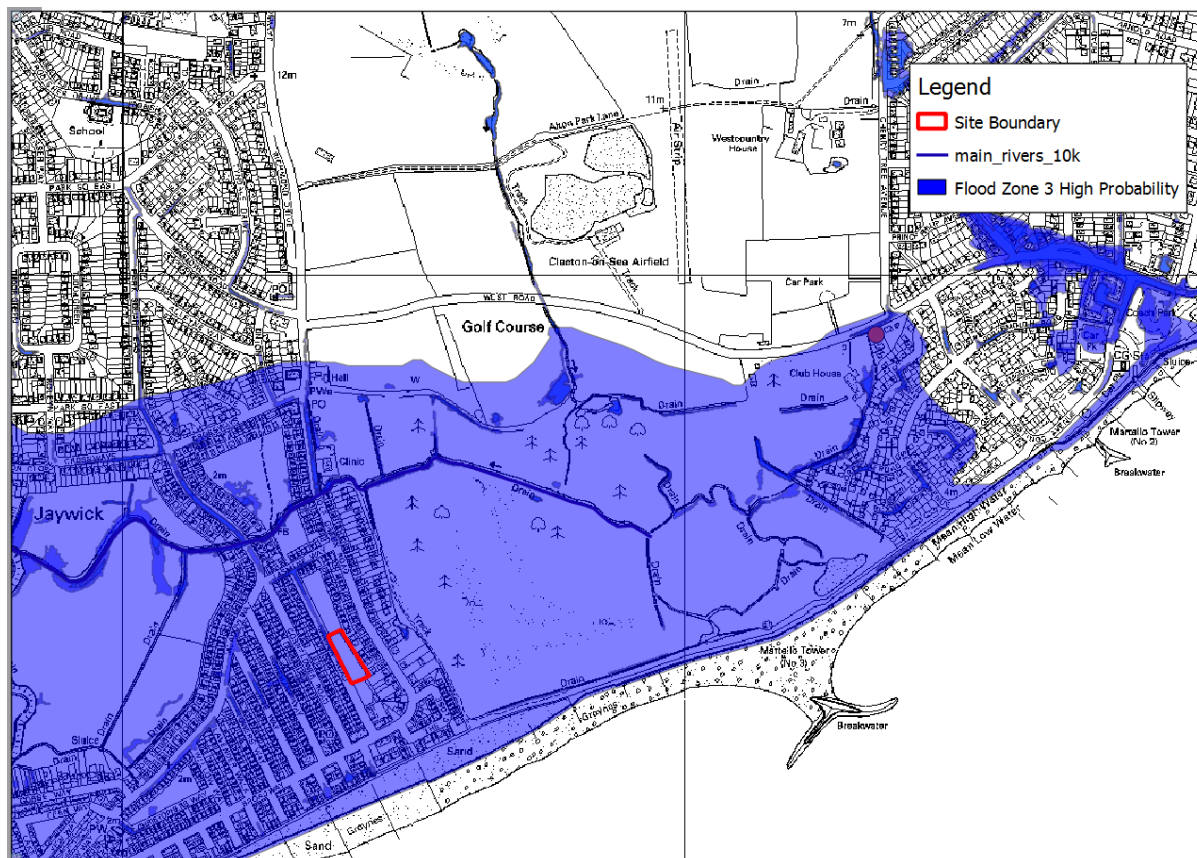
- Entire site is located in flood zone 3, high probability
- Source of flooding –Coastal
- Low lying site, 40% of site at high risk groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**
- **Part of a regeneration site**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- As a regeneration site flood risk should be considered in line with adopted development policies.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
27-45 Garden Road, Jaywick	none (33)	0.3	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%		>25-50% groundwater
Site Map				



Flood risk summary to site

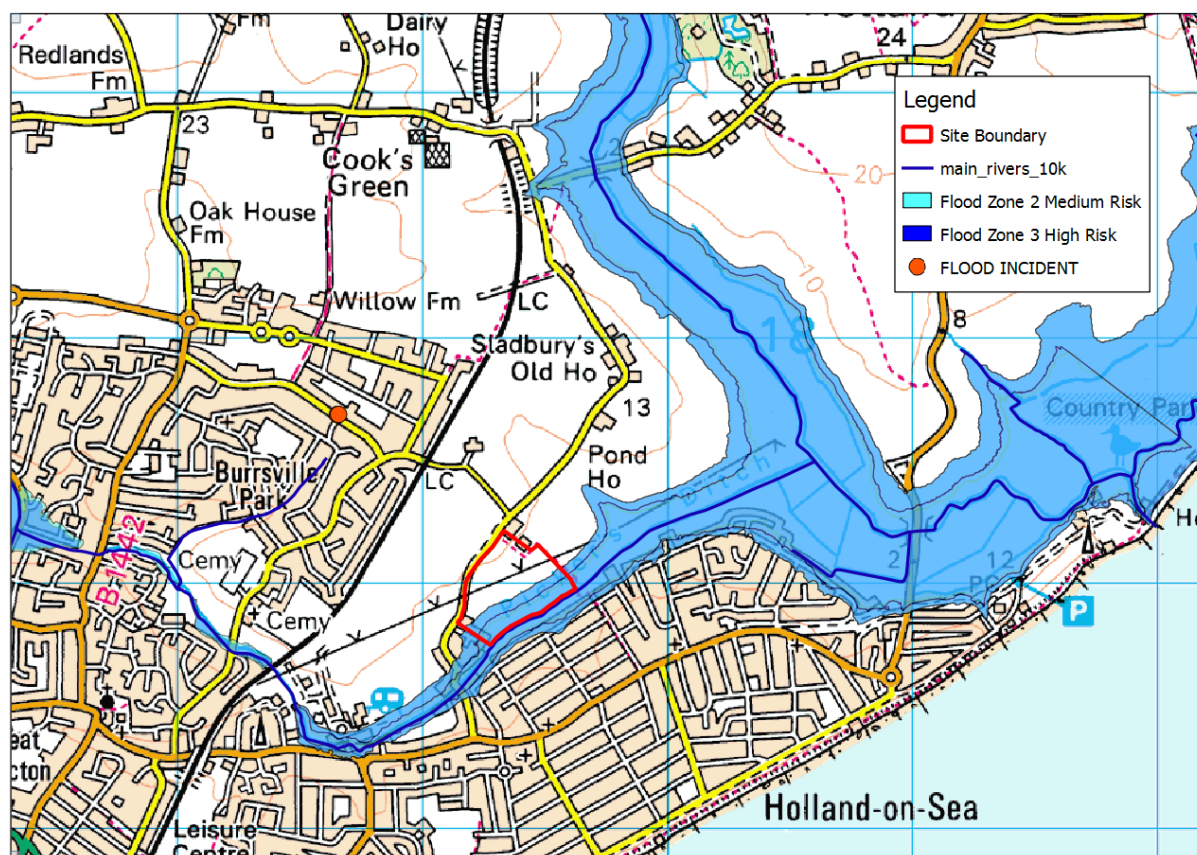
- Entire site is located in flood zone 3, high probability
- Source of flooding – Coastal
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land adjacent to Burrs Road, Clacton, Clacton and Sladbury's Lane	none (35)	7.48	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
65%	35%	35%		
Site Map				



Flood risk summary to site

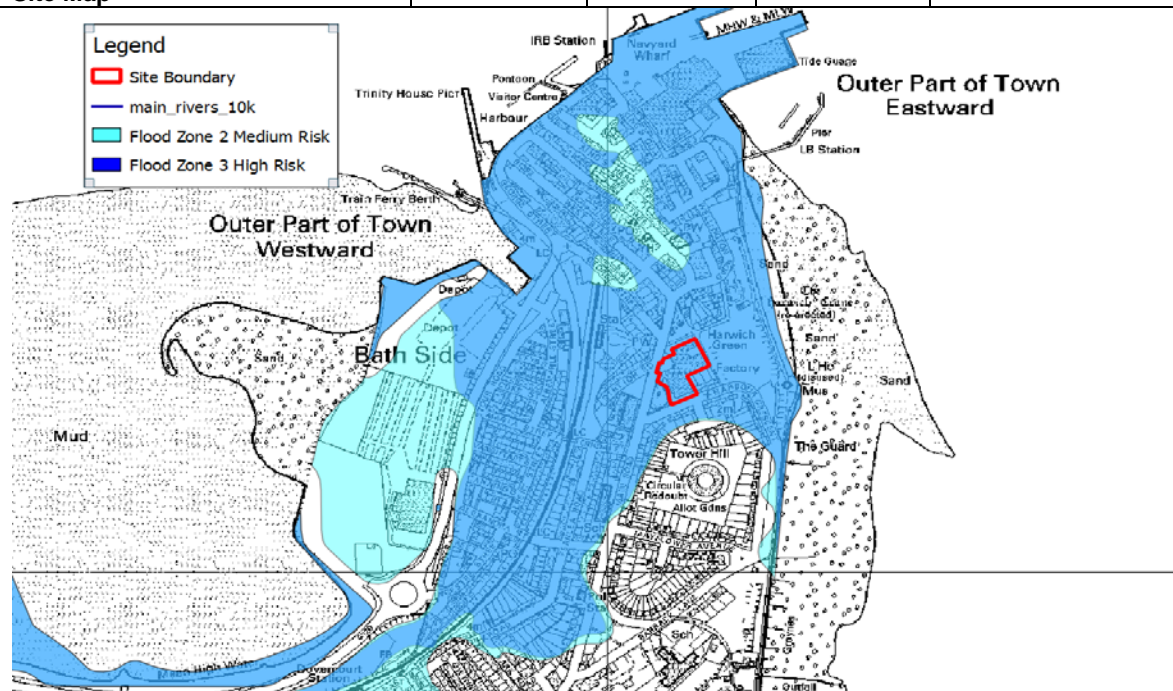
- 65% of site is located in flood zone 1, high probability, with 35% in joint Flood zone 2 and 3
- Source of flooding – Picker's Ditch
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider the Sequential approach within the site, allocate development in low risk area first
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress if there is development in Flood Zone 2 and 3.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Former Benard Uniforms Factory, Main Road, Harwich	UC3.13 (46)	0.56	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%		
Site Map				



Flood risk summary to site

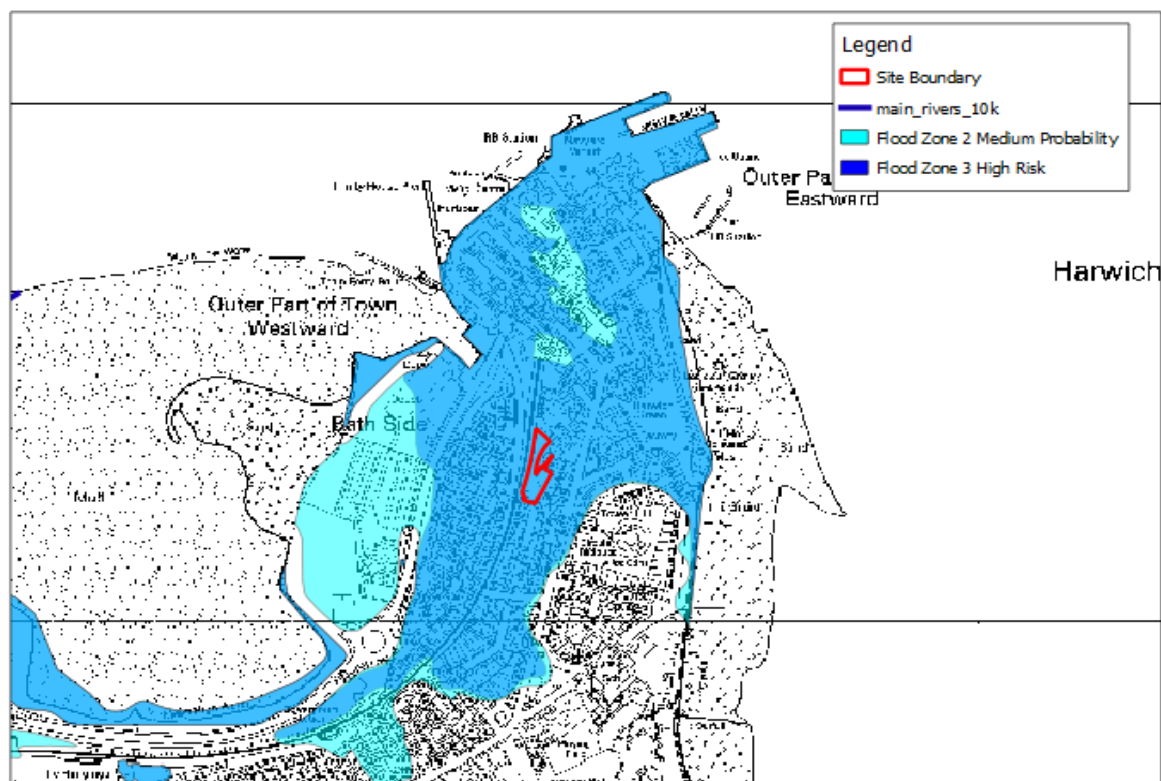
- Entire site is located in flood zone 3, high probability
- Source of flooding – Coastal
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land by Railway Line, Ferndale Road, Harwich CO12 3BP	UC3.14 (47)	0.56	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%		
Site Map				



Flood risk summary to site

- Entire site is located in flood zone 3, high probability
- Source of flooding – Coastal Risk
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

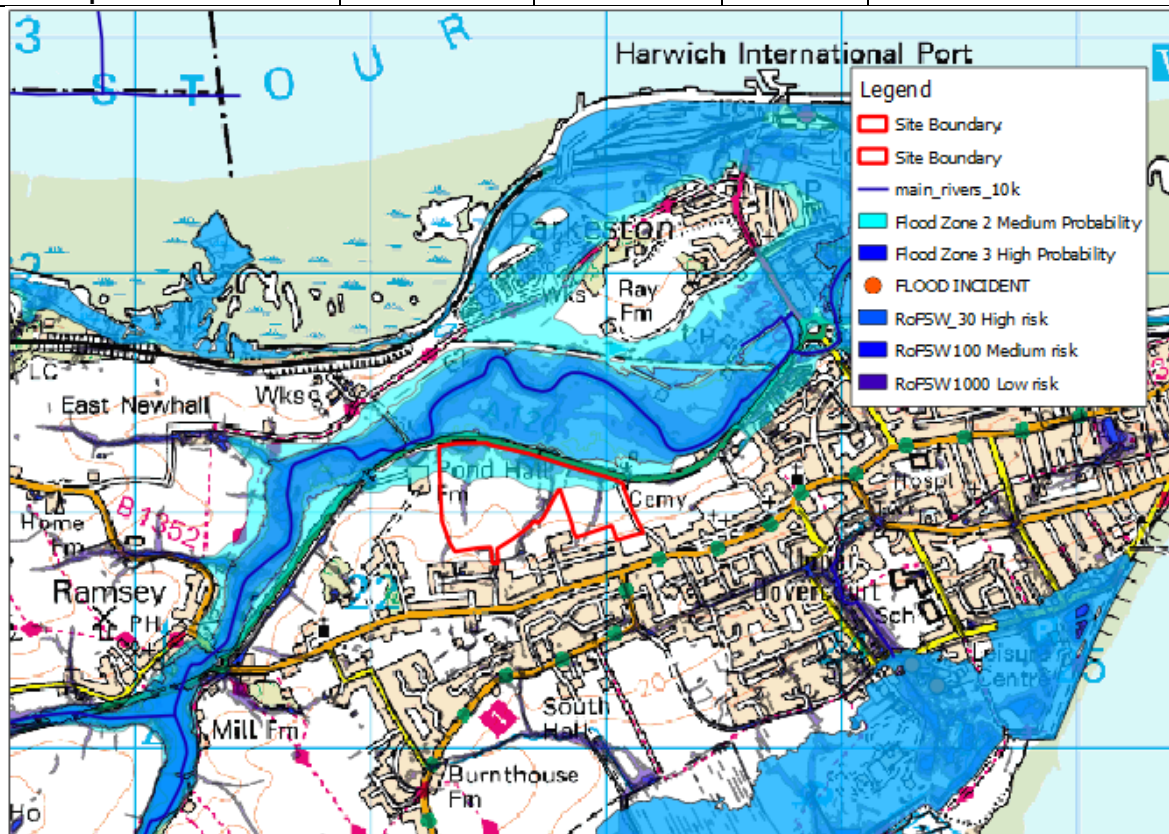
Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Navyard Wharf, Kings Quay Street, Harwich CO12 3JJ	UC3.17 (49)	4.38	Mixed Use	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%		
<div> <div>Site Map</div> </div>				
Flood risk summary to site <ul style="list-style-type: none"> Entire site is located in flood zone 3, high probability Source of flooding – Coastal Low lying site at medium risk of groundwater flooding 				
Site specific Flood Risk Assessment Recommendations <p>The following considerations must be made for a site specific FRA:</p> <ul style="list-style-type: none"> Define flood risk zone 3a and 3b using latest guidance including new climate change allowances. Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline. Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a New development for the site should only allow suitable development according to the Landuse Vulnerability Classification. LDP should consider other areas at low risk of flooding for residential development before this site is considered. Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change. Implement SUDS to control runoff rates and volumes post development. Consider provision of safe dry access and egress including any emergency plans. 				

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land East of Pond Hall Farm, Harwich	UC3.3 HD8 (52)	38.3	Mixed Use	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
65%	35%		15% low risk, 5% medium risk, 5% high risk	33% in <25% and 66% in 50-75% groundwater risk
Site Map				



Flood risk summary to site

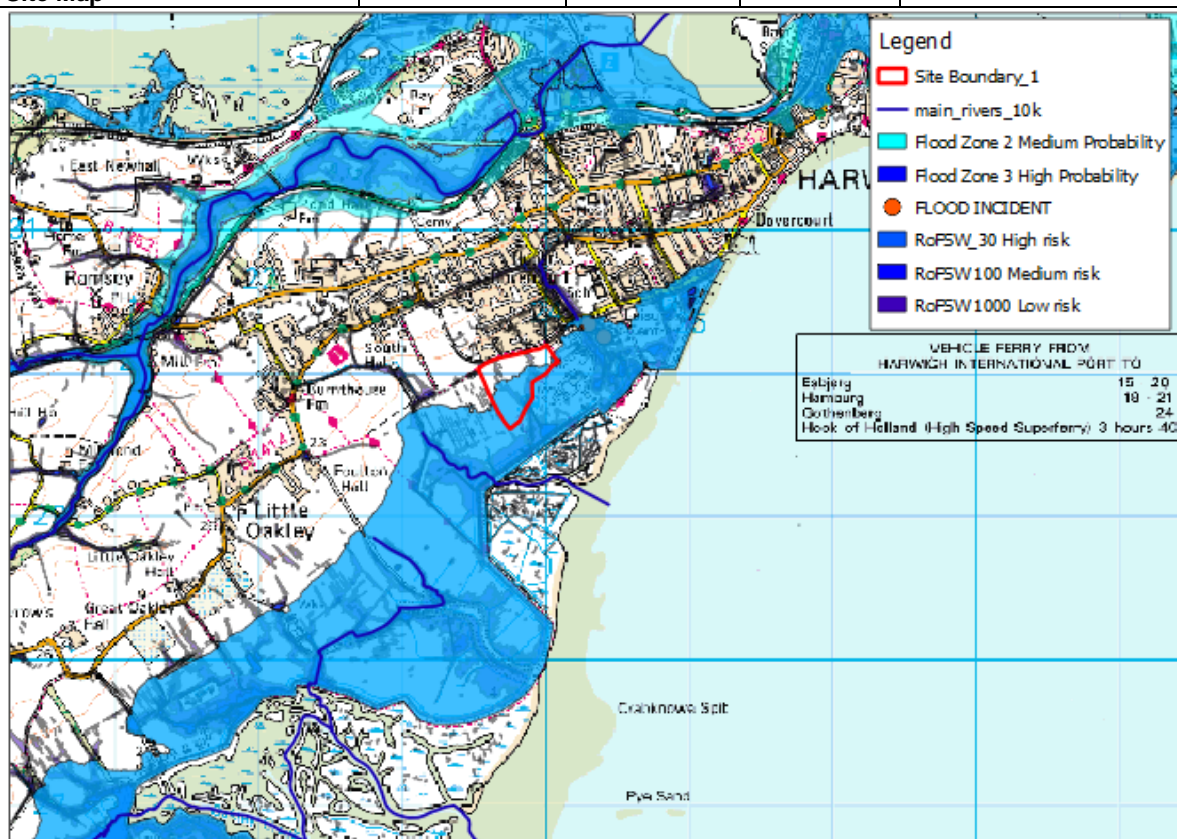
- 65% of site is located in flood zone 1, high probability, with 35% in joint Flood zone 2 and 3
- Source of flooding – Picker's Ditch
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider the Sequential approach within the site, allocate development in low risk area first
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Development layout to take account of surface water flow routes
- Consider provision of safe dry access and egress for development in Flood Zone 2 (medium risk).

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land South of Low Road, Dovercourt	UC3.3 HD6 1021459 & 1021477 (57)	16.1	Mixed Use	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
50%		50%		
Site Map				



Flood risk summary to site

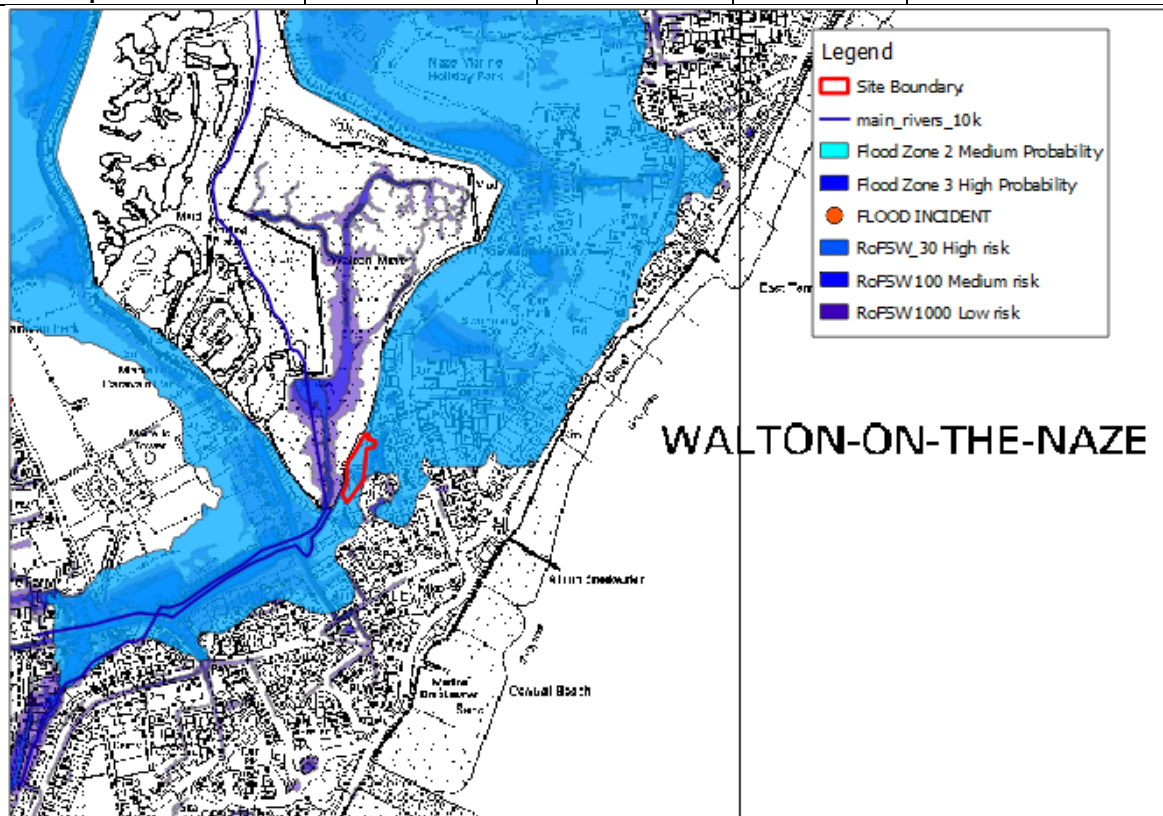
- 65% of site is located in flood zone 1, high probability, with 35% in joint Flood zone 2 and 3
- Source of flooding – Picker's Ditch
- Low lying site at medium risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider the Sequential approach within the site, allocate development in low risk area first
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5% AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Layout to consider the surface water flow paths on site
- Consider provision of safe dry access and egress if there is development in Flood Zone 2 and 3.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
North Street, Walton-on-Naze	CFS003 (87)	0.205	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%		Half of the site >75% GW Other half <25%
Site Map				



Flood risk summary to site

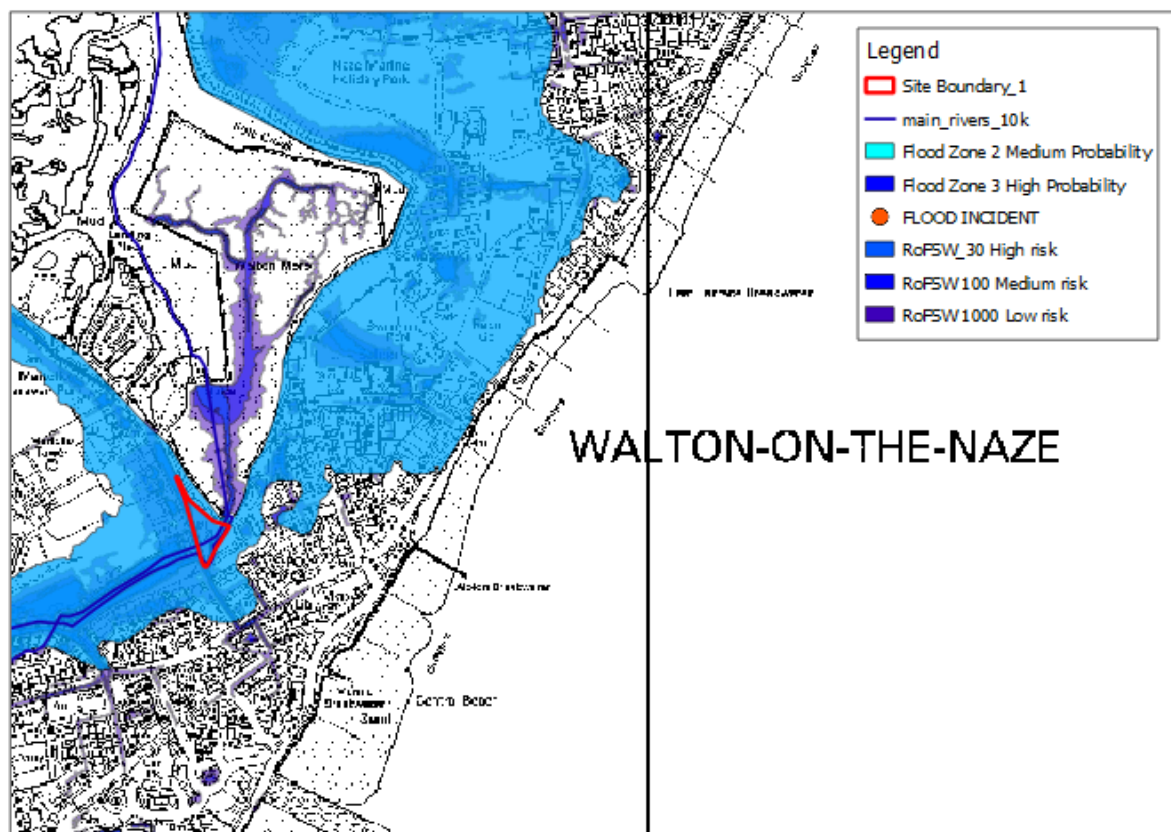
- 100% of site is located in flood zone 3, high probability, with isolated areas of surface water flooding
- Source of flooding – Tributary of Walton Channel, Coastal flooding
- Low lying site at high risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5% AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land at Mill Lane, Walton-on-Naze	CFS003 (88)	0.34	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3 100%		
Site Map				



Flood risk summary to site

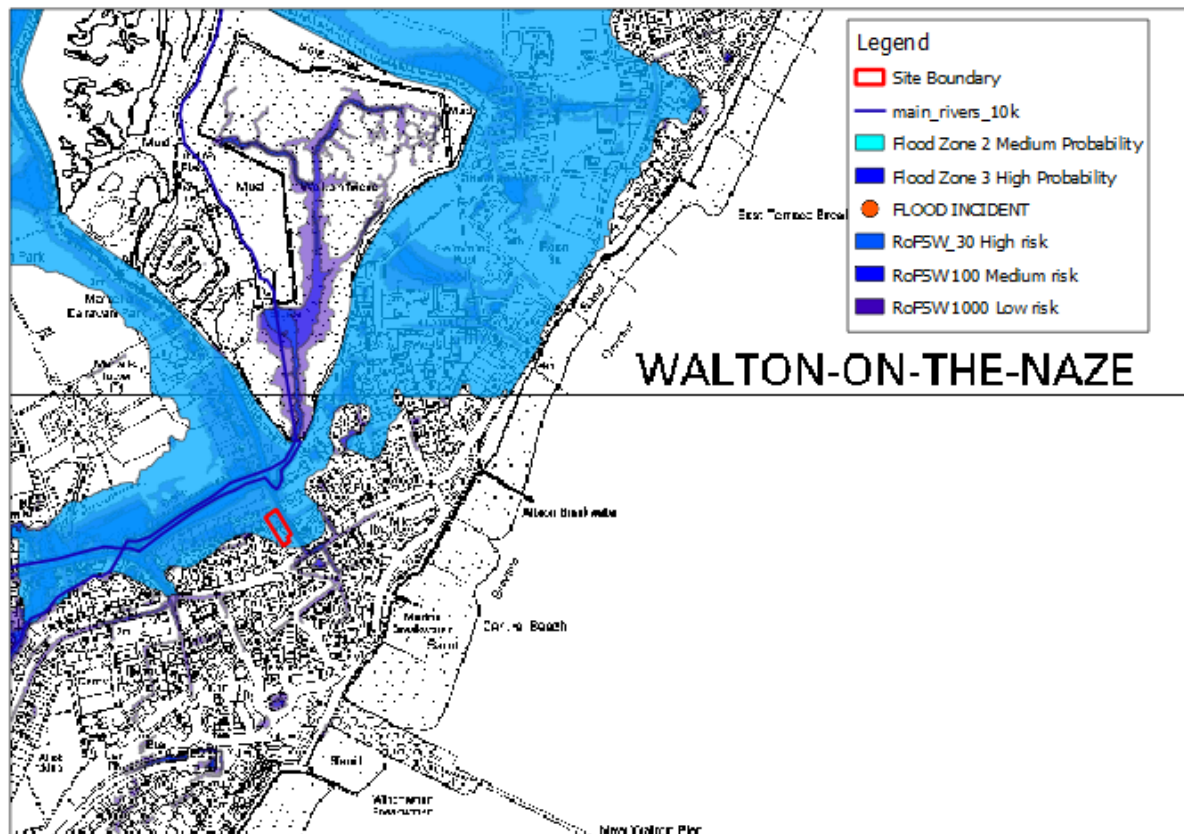
- 100% of site is located in flood zone 3, high probability, with isolated areas of surface water flooding
- Source of flooding – Tributary of Walton Channel
- Low lying site at high risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress and evacuation plan.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Former Town Hall Site, Public Conveniences and Depot, Mill Lane, Walton-on-Naze	UC2.9 (90)	0.14	Mixed	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
		100%	High risk 5%	
Site Map				



Flood risk summary to site

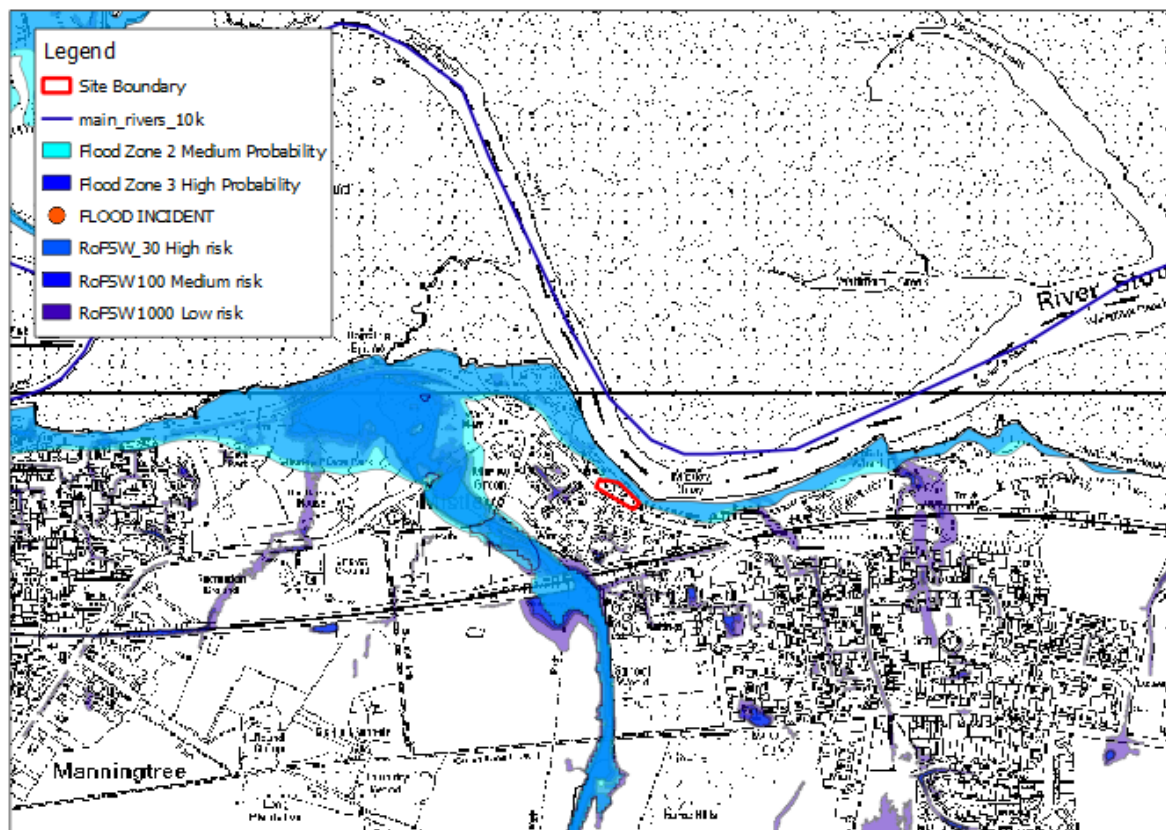
- 100% of site is located in flood zone 3, high probability, with isolated areas of surface water flooding
- Source of flooding – Tributary of Walton Channel
- Low lying site at high risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress and evacuation plan.

Site Address	SHLAA ref	Area (ha)	Proposed Use	Vulnerability Classification
Thorn Quay Warehouse, High Street, Mistley CO11 1HE	UC4.1 (93)	0.24	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
>90%				Low lying site vulnerable to groundwater flooding
Site Map				



Flood risk summary to site

- >90% of site is located in flood zone 1, however site is situated next to the floodplain of the River Stour
- Low lying site at medium-high risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Mistley Marine, Mistley Boatyard, Anchor Lane, Mistley	UE4.9 (102)	1.76	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 2&3		
>75%		25%	Low risk	
Site Map				



Flood risk summary to site

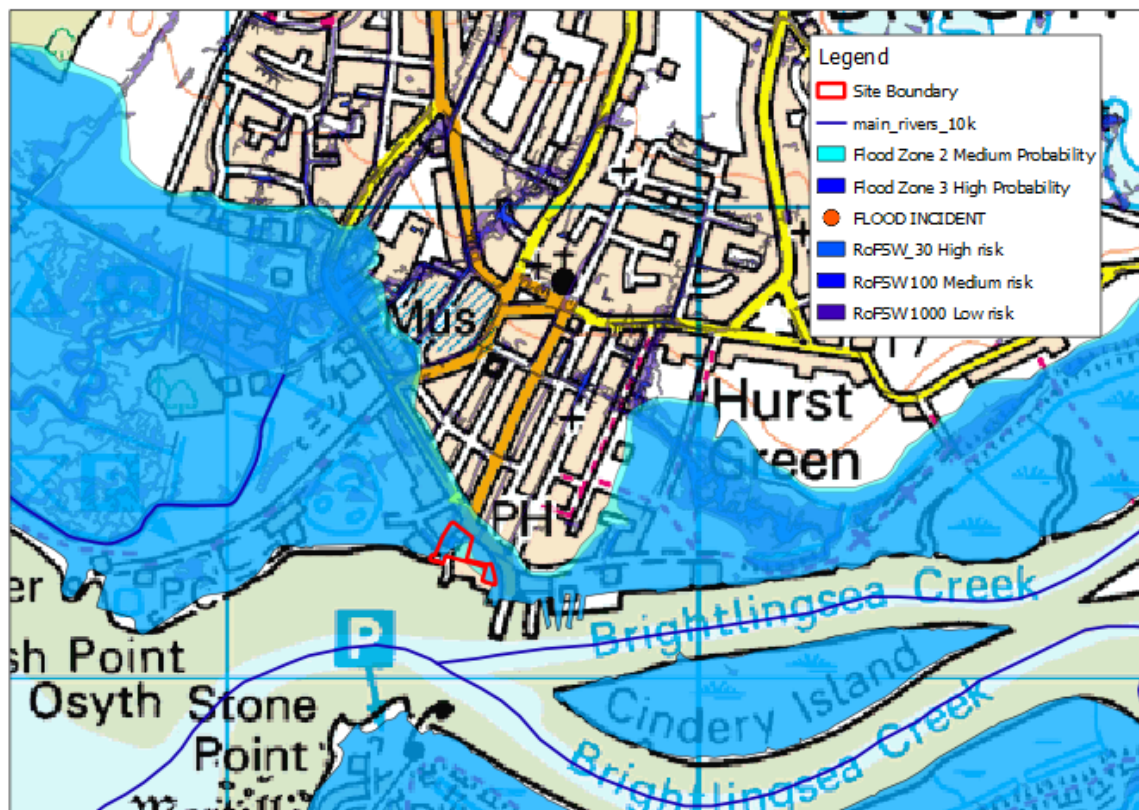
- >75% of site is located in flood zone 1, however site is situated next to the floodplain of the River Stour, with some 25% shown to be in Flood Zone 2 and 3
- Source of flooding – River Stour
- Low lying site at low risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider the Sequential approach within the site, allocate development in low risk area first
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5% AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Former James & Stone Shipyard, Copperas Road, Brightlingsea	UC4.5 (114)	0.52	Mixed	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 3		
-	99%	90%	Low risk	
Site Map				



Flood risk summary to site

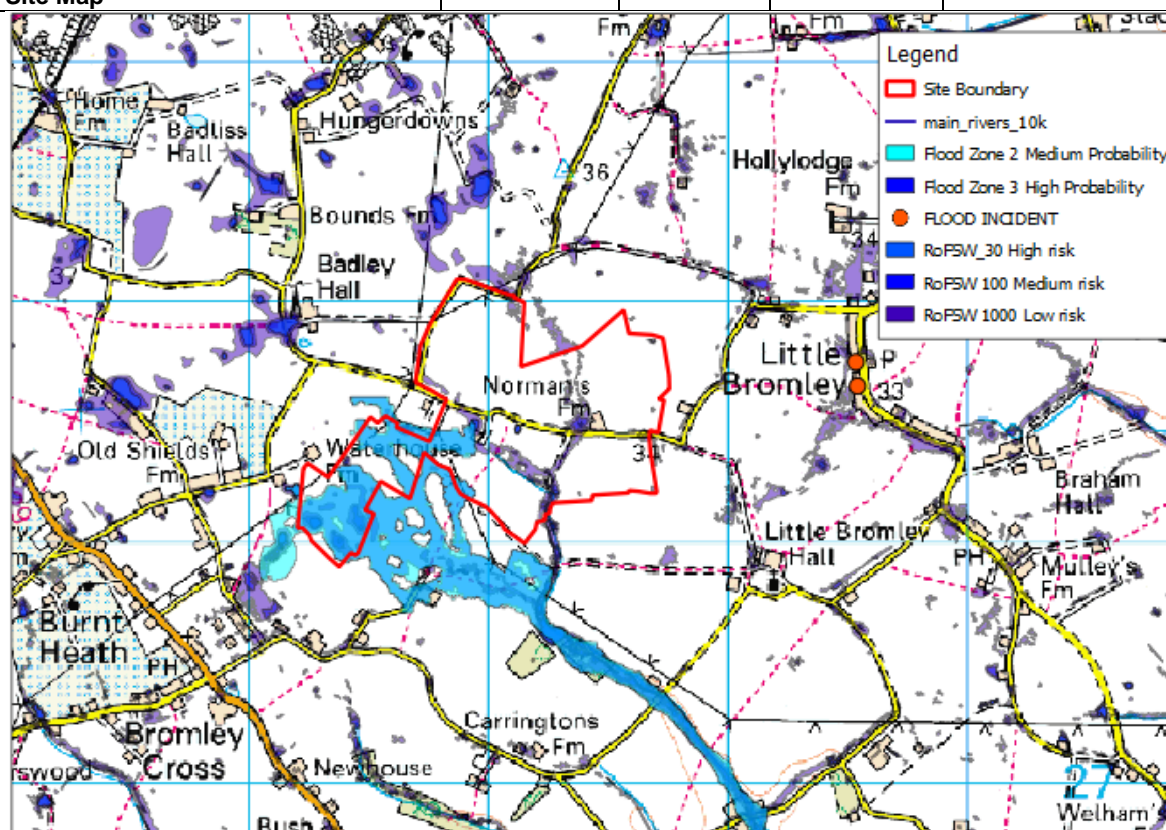
- 100% of site is located in flood zone 3, high probability, with isolated areas of surface water flooding
- Source of flooding – Brightlingsea Creek, coastal flooding
- Low lying site at high risk of groundwater flooding
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- LDP should consider other areas at low risk of flooding for residential development before this site is considered.
- Site specific flood risk reduction measures should be implemented in line with 1 in 200 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Consider provision of safe dry access and egress including any emergency plans.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
3Parcels land Newhall Farm Horsley Cross Bromley Rd Lt Bromley Ardeigh Rd Little Bromley	UC4.5 (165)	Not provided	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 2&3		
~60%		~40%		
Site Map				



Flood risk summary to site

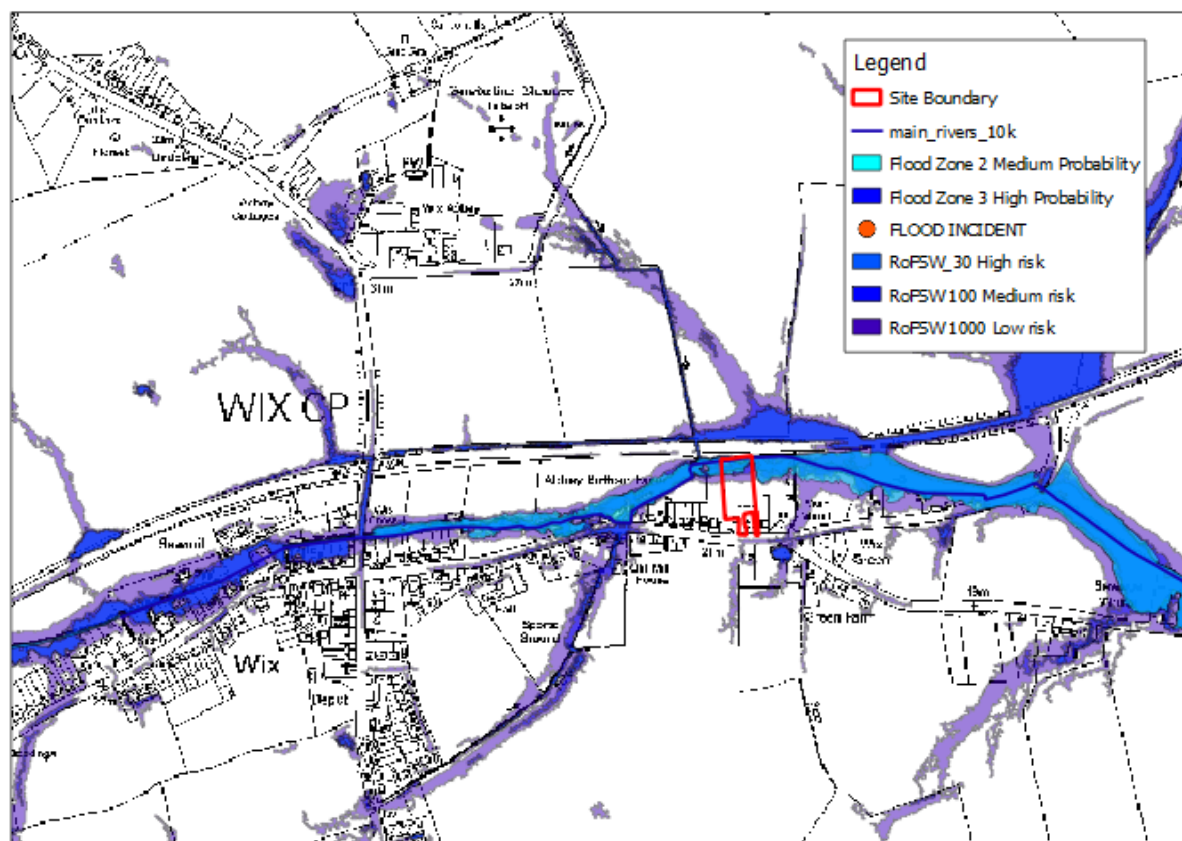
- 60% of site is located in flood zone 1, high probability, with 40% in joint Flood zone 2 and 3
- Source of flooding – Unnamed ordinary watercourse, and drains and groundwater issues within site
- **NB: Flood zone 3a or 3b has not been defined**

Site specific Flood Risk Assessment Recommendations

The following considerations must be made for a site specific FRA:

- Define flood risk zone 3a and 3b using latest guidance including new climate change allowances.
- Consider the Sequential approach within the site, allocate development in low risk area first
- Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5%AEP flood outline.
- Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a
- New development for the site should only allow suitable development according to the Landuse Vulnerability Classification.
- Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change.
- Implement SUDS to control runoff rates and volumes post development.
- Layout to consider the surface water flood risk indicated on site
- Consider provision of safe dry access and egress if there is development in Flood Zone 2 and 3.

Site Address	SHLAA ref (ECC ref)	Area (ha)	Proposed Use	Vulnerability Classification
Land to rear of White Hart Inn, Harwich Road, Wix CO11 2SA	(257)	0.5	Residential	More Vulnerable
Fluvial Flood Risk			Surface Water Flood Risk	Other
Flood Zone 1	Flood Zone 2	Flood Zone 2&3		
85%		15%	~15% medium to high risk	
Site Map				



Site specific Flood Risk Assessment Recommendations				
--	--	--	--	--

Flood risk summary to site
<ul style="list-style-type: none"> 85% of site is located in flood zone 1, low risk, with areas of surface water flooding closely following the fluvial flood plain associated with Ramsey River Source of flooding – Ramsey River NB: Flood zone 3a or 3b has not been defined

Site specific Flood Risk Assessment Recommendations
<p>The following considerations must be made for a site specific FRA:</p> <ul style="list-style-type: none"> Define flood risk zone 3a and 3b using latest guidance including new climate change allowances. New development for the site should only allow suitable development according to the Landuse Vulnerability Classification. Consider only Water Compatible infrastructure in flood zone 3b (functional flood plain), i.e. areas below the 5% AEP flood outline. Exception test required for Essential Infrastructure and More Vulnerable (Residential) in Flood Zone 3a Threshold floor levels should be above predicted 1 in 100 year flood levels plus an allowance for climate change. Implement SUDS to control runoff rates and volumes post development. Consider provision of safe dry access and egress and evacuation plan.

5.0 Conclusion

- 5.1 The above assessment has used the most up-to-date flood risk information to conduct a high level assessment of the TDC SHLAA sites. The assessment has followed a two stage approach giving emphasis to fluvial, surface water and all other forms of flooding.
- 5.2 The Stage 1 results (Appendix 1) show that out of the 262 sites identified in the SHLAA the majority of the sites (232) are situated in Flood Zone 1; areas with low risk of fluvial flooding. A further 13 have medium risk flooding from either surface water or flood zones 2 and 3, and general flood risk assessment advice and planning considerations have been provided. The remaining 17 sites, located in Flood Zone 2 or 3, have undergone a Stage 2 assessment. A generic footnote recommendation for groundwater flood risk has been included for relevant sites for the LPA to consider in the Local Plan Policies.
- 5.3 Despite carrying out this high-level assessment for all the sites proposed to be included in the forthcoming TDC Local Plan, local planning policies will still need to be developed to outline considerations by developers for their submissions on flood risk and drainage for all new developments.
- 5.4 This assessment should be used as the basis to inform the TDC SFRA update addendum.
- 5.5 This report acknowledges that further information and updates are required for certain areas of TDC, including Pickers Ditch and Salary Brook. Subsequent updates to these should be included in planning considerations.

Appendix A

Stage 1 Assessment results

ECC Ref	SHLAA Ref	Site Address	Proposed Land Use	NPPF Vulnerability Classification	Size (ha)	FZ1	FZ2	FZ3	Surface Water Flood Risk (H, M, L) ⁴	Sequential Test met/comments (other eg Potential Groundwater risk ⁵)	Stage 2 Assessment Required?
1	UC1.4, CFS038	522-524 St Johns Road, Clacton-on-Sea, CO16 8DY	Residential	More Vulnerable	1.23	X			Low risk	Exception test not required.	N/A
2		Land at Chester Holiday Park, Jaywick Lane, Clacton-on-Sea	Residential	More Vulnerable	2.22	X			Low risk	Exception test not required.	N/A
3		Rouses Farm, Rouses Lane, Clacton	Mixed	Assumed More Vulnerable	41.7	X			Low risk	Exception test not required.	N/A
4		St John's Nursery, Earls Hall Drive, Clacton-on-Sea CO16 8BP	Residential	More Vulnerable	7.34	X			Low risk	Exception test not required.	N/A
5	CLA4	Earls Hall Farm, St Johns Road, Clacton	Residential	More Vulnerable	1.5	X			Low risk	Exception test not required.	N/A
6		Orchard Works, r/o London Road, Clacton-on-Sea CO15 3SY	Residential	More Vulnerable	0.38	X			Low risk	Exception test not required.	N/A
7	UC1.3	Land off Waterworks Drive, Clacton-on-Sea, CO16 8AW	Residential	More Vulnerable	2.19	X			40% Low risk	>75% groundwater flood risk. Location and number of housing or mitigation should be considered in Stage 2.	N/A
8		Rear of 109 Oxford Road, Clacton-on-Sea CO15 3TJ	Residential	More Vulnerable	0.68	X			Low risk	Exception test not required.	N/A
9		Land Rear of Valley Road (off Nightingale Way), Clacton-on-Sea	Residential	More Vulnerable	1.1	X			Very low risk	Exception test not required.	N/A
10		Land Adjacent to Railway Station and Sadd's and St John's yard, Skelmersdale Road, Clacton	Residential	More Vulnerable	1.7	X			>5% medium flood risk (spot), 10% Low Risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
11		3 Marine Parade East, Clacton-on-Sea	Residential	More Vulnerable	0.01	X			Very low risk	Exception test not required.	N/A
12		Royal Hotel, Marine Parade East, Clacton-on-Sea	Residential	More Vulnerable	0.32	X			Very low risk	Exception test not required.	N/A
13		Former Rumours Nightclub, Rosemary Road, Clacton-on-Sea CO15 1PB	Residential	More Vulnerable	0.09	X			Very low risk	Exception test not required.	N/A
14		Land off Gainsford Avenue, Clacton-on-Sea	Residential	More Vulnerable	5.76	X			Less than 5% low risk	Exception test not required.	N/A
15	UC1.21	143-145 Kings Parade, Holland-on-Sea CO15 5AT	Residential	More Vulnerable	0.18	X			Low risk	Exception test not required.	N/A

⁴ Low - >1:1000 RoFSW, Medium – >30 -100yr RoFSW, High - <30yr RoFSW

⁵ Consider groundwater level monitoring to assess groundwater flood risk (for medium and high risk areas) and recommendations during planning submission

16	UE1.1	Land off Lotus Way, Jaywick CO15 2JE	Residential	More Vulnerable	7.48		X	X	<1% high risk (spot), 3% Medium risk, <10% low risk	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2.	Y
17		Land Between 691 and 717 St Johns Road, Clacton	Residential	More Vulnerable	0.81	X			20% low risk	Exception test not required.	N/A
18	UE1.2	Land West of Cherry Tree Avenue, Clacton-on-Sea CO15 1AS	Residential	More vulnerable	30	X			Low risk	Exception test not required.	N/A
20	UE1.4	Land South of Clacton Coastal Academy, Rush Green Road, Clacton	Residential	More Vulnerable	9.79	X			1% medium flood risk (spot), 3% low flood risk (pond)	Exception test not required.	N/A
21	UE1.5	Land South East of Rush Green Road, Clacton	Residential	More Vulnerable	8	X			Low risk	Exception test not required.	N/A
22	UE1.6	Land West of Little Clacton Road, Clacton-on-Sea CO16 8BJ	Residential	More Vulnerable	85				Low risk	Exception test not required.	N/A
23	UE1.7	Land North of Cann Hall Estate, Clacton-on-Sea CO16 8YN	Residential	More Vulnerable	113	X			Low risk, with tributary of Pickers ditch dissecting the site	Sequential approach to be applied within the site and keep development outside FZ2 and 3 associated with the tributary of Pickers Ditch.	N/A
24		Land at Foots Farm, South of Centenary Way, Clacton	Residential	More Vulnerable	5.43	X			<5% high risk (spot), <5% medium risk (spot), 10% low risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
25		112-118 Oxford Road, Clacton	Residential	More Vulnerable	1.2	X			5% Low flood risk	Exception test not required.	N/A
26	CFS032	Westcountry House, Cherry Tree Avenue, Clacton-on-Sea	Residential	More Vulnerable	1.73	X			About 2% high risk, 2% medium flood risk, 5% low risk	Exception test not required.	N/A
27	CFS031	Elm Farm, Little Clacton Road, Clacton	Residential	More Vulnerable	1	X			10% medium flood risk, 20% low flood risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
28		Earls Hall Farm, St Johns Road, Clacton	Not provided – assumed residential	Assumed More Vulnerable		X			Very low risk	Exception test not required.	N/A
29	CFS067	Land South of London Road, Clacton	Residential	More Vulnerable	17.12	X			2% medium risk(seems to be associated with main river at boundary). 5% low risk	Exception test not required. Site borders Picker's Ditch to the south. Location and number of housing or mitigation should be considered.	N/A
30		Clacton Factory Outlet, Stephenson Road West, Clacton	Employment	Less Vulnerable	6.93	X			<1% high risk (spot) 1% medium risk (spot), <5% low risk	Exception test not required.	N/A

31	CFS040	Land at Millicents Day Centre, Greenacres, Off Valley Road, Clacton	Residential	More Vulnerable	0.493	X			<1% low risk	Exception test not required.	N/A
32	CFS013	Old Gas Work Site, Old Road, Clacton	Employment	Less Vulnerable	1.12	X			Very low risk	Exception test not required.	N/A
33		27-45 Garden Road, Jaywick	Residential	More Vulnerable	0.306			X	Very low risk	Sequential test not met. Only consider appropriate uses in stage 2	Y
34	CFS017	Land Adjacent to Burrs Road, Clacton and Sladbury's Lane	Mixed use	Assumed More Vulnerable	39.06	X	X	X	Pickers ditch along boundary of site.	Exception test not required. Adjacent to Pickers ditch so location and number of housing or mitigation should be considered.	N/A
35		Land Adjacent to Burrs Road, Clacton and Sladbury's Lane	Not provided – assumed residential	Assumed More Vulnerable		X	X	X	Pickers ditch along boundary of site.	Sequential test not met. Adjacent to Pickers Ditch so location and number of housing or mitigation should be considered in Stage 2.	Y
36		Coppins Court, Coppins Road, Clacton	Residential	More Vulnerable	0.87	X			Low risk	Exception test not required.	N/A
37	CFS069	Crossways Garden Centre, Thorpe Road, Clacton	Mixed use	Assumed More Vulnerable	0.8	X			Low risk	Exception test not required.	N/A
38	UC3.1	Former Delfords Site, 606 Main Road, Dovercourt CO12 4LW	Mixed use	Assumed More Vulnerable	1.66	X			Low risk	Exception test not required.	N/A
39	UC3.2	SATO (UK) Ltd, Valley Road, Dovercourt CO12 4RR	Mixed use	Assumed More Vulnerable	2.42	X			Low risk	Exception test not required.	N/A
40	UC3.3	Durite Works, Valley Road, Dovercourt	Mixed use	Assumed More Vulnerable	1.19	X			Low risk	Exception test not required.	N/A
41	UC3.5	Brickfield site off Una Road and Edward Road, Parkeston	Residential	More vulnerable	1.76	X			Very low risk	Exception test not required.	N/A
42	UC3.8	Land Adj. to Fryatt Hospital and Mayflower Medical Hospital, 419 Main Road, Dovercourt CO12 4EX	Residential	More vulnerable	0.771	X			Very low risk	Exception test not required.	N/A
43	UC3.9	407 Main Road, Dovercourt CO12 4EU	Residential	More Vulnerable	0.22	X			30% low risk, 5% medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
44	UC3.10, CFS039, HD5	Part of Mayflower Primary School, Main Road, Harwich	Residential	More vulnerable	0.4	X			Low risk	Exception test not required.	N/A
45	UC3.12	Former Homemaker Store, 60 Kingsway, Dovercourt	Mixed use	Assumed More Vulnerable	0.14	X			Very low risk	Exception test not required.	N/A
46	UC3.13	Former Bernard Uniforms Factory, Main Road, Harwich CO12 3NT	Residential	More vulnerable	0.56			X	5% medium risk, 5% high risk	Sequential test not met. Location and number of housing or mitigation should	Y

										be considered in Stage 2.	
47	UC3.14	Land by Railway Line, Ferndale Road, Harwich CO12 3BP	Residential	More vulnerable	0.56			X	5% medium risk, 5% high risk	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2	Y
48	UC3.15	Land Opposite Public Gardens, Barrack Lane, Harwich CO12 3NS	Residential	More vulnerable	0.4	X			15% low risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
49	UC3.17	Navyard Wharf, Kings Quay Street, Harwich CO12 3JJ	Mixed use	Assumed More Vulnerable	4.38			X	Very low risk	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2.	Y
50	UE3.2	Land East of Mayes Lane and South of Ramsey Road, Ramsey	Residential	More vulnerable	5	X			Very low risk	Exception test not required.	N/A
51		Land at Greenfields Farm, Dovercourt CO12 4LT	Mixed use	Assumed More Vulnerable	7.3	X			Very low risk	Exception test not required.	N/A
52	UC3.3, HD8	Land East of Pond Hall Farm, Harwich	Mixed use	Assumed More Vulnerable	38.3			X	15% low risk, 5% medium risk, 5% high risk	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2.	Y
53	UE3.7	Land in the Vicinity of Michaelstowe Hall	Not provided – assumed residential	Assumed more vulnerable	26	X			5% in low, medium or high	Exception test not required.	N/A
54	UE3.8	Land West of Low Road and South of Oakley Road, Dovercourt/Little Oakley	Not provided – assumed residential	Assumed more vulnerable	63	X			Very low risk	Exception test not required.	N/A
55	UE3.1	Land West of Mayes Lane, adj to Two Villages School, Ramsey	Residential	More vulnerable	3.28	X			5% low risk	Exception test not required.	N/A
56	HD4	Land to the West of Haltermann Carless Refinery, Parkeston	Employment	Less vulnerable	15		X		Very low risk	Flood zone 2 are present. Location and number of housing or mitigation should be considered.	N/A
57	UC3.9, HD6, 1021459, 1021477	Land South of Low Road, Dovercourt	Mixed use	Assumed More Vulnerable	16.107			X	10% low risk	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2.	Y
58	UC3.11, HD9	Harwich & Parkeston Football Club, Main Road, Harwich	Residential	More vulnerable	0.57	X			30% low, 15% medium and 30% high risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
59	HD10	Main Road Car Park, Main Road, Harwich	Residential	More vulnerable	0.57	X			Very low risk	Exception test not required.	N/A

60	HD11	Land at 139 Fronks Road, Dovercourt	Residential	More vulnerable	0.88	X			Very low risk	Exception test not required.	N/A
61	UC2.1	Former Reservoir Site, Wittonwood Road, Frinton-on-Sea CO13 9LB	Residential	More vulnerable	1.04	X			Very low risk	Exception test not required.	N/A
62		Site of St Josephs Convent 14-16 Raglan Road Frinton-on-Sea CO13 9HH	Not provided – assumed residential	Assumed More Vulnerable		X			10% low risk	Exception test not required.	N/A
63		Land at Frinton Park Court Central Avenue Frinton-on-Sea CO13 9HW	Not provided – assumed residential	Assumed More Vulnerable		X			10% in low risk	Exception test not required.	N/A
64	UC2.4	Southcliffe Trailer Park, Woodberry Way, Walton-on-Naze	Residential	More vulnerable	0.8	X			Very low risk	Exception test not required.	N/A
65	UC2.5	Former Allotment Site, Butchers Lane, Walton-on-Naze CO14 8UE	Residential	More vulnerable	0.38	X			5% low risk	Exception test not required.	N/A
66	UC2.6	Station Yard and Former Avon Works, Walton-on-Naze	Residential	More vulnerable	1.16	X			Very low risk	Exception test not required.	N/A
67	UC2.7	Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS	Residential	More vulnerable	2.1		X		10% low risk, 10% medium risk, 10% high risk	Location and number of housing or mitigation should be considered.	N/A
68	UC2.8	Martello Caravan Park, Kirby Road, Walton-on-Naze	Residential	More vulnerable	13.13		X		5% low risk, 5% high risk	Location and number of housing or mitigation should be considered.	N/A
69	UC2.11	47 The Parade, Walton-on-Naze CO14 8AS	Residential	More vulnerable	0.03	X			Very low risk	Exception test not required.	N/A
70	UE2.2	Land North of Kirby Cross CO13 0DY (off the Sheltons)	Residential	More vulnerable	40	X			5% low risk	Exception test not required.	N/A
71	UE2.4	Land West of Halstead Road, Kirby Cross CO13 0LS	Residential	More vulnerable	1.9	X			5% low risk	Exception test not required.	N/A
72	CFS016	Land East of Halstead Road, Kirby Cross	Residential	More vulnerable	18.91	X			5% low risk	Exception test not required.	N/A
73	CFS018	Halstead Road, Kirby Cross	Residential	More vulnerable	3.7	X			5% high risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
74	CFS009	Land South of Thorpe Road, Kirby Cross	Residential	More vulnerable	5	X			Very low risk	Exception test not required.	N/A
75	CFS034	Chatsworth Farm, Thorpe Road, Kirby Cross	Residential	More vulnerable	1.7	X			Very low risk	Exception test not required.	N/A
76	UE2.6, CFS004	Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea CO14 8TE	Residential	More vulnerable	11.7	X			5% low risk	Exception test not required.	N/A

77	UE2.7	Land North West of Martello Caravan Park, North of Lowe Chase, Walton-on-Naze	Residential	More vulnerable	5.26		X		5% low risk	Flood zone 2 present. Location and number of housing or mitigation should be considered.	N/A
78	UE2.8	Land West of High Tree Avenue, Walton-on-Naze	Residential	More vulnerable	0.42	X			Very low risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
79	UE2.9	Land West of Old Hall Lane, Walton-on-Naze	Residential	More vulnerable	20	X			5% low risk	Exception test not required.	N/A
80	UE2.10	Land off First Avenue, Frinton-on-Sea CO13 9LW	Residential	More vulnerable	2.97		X		10% high risk	Flood zone 2 present. Location and number of housing or mitigation should be considered.	N/A
81	CFS019	Land rear of 176-178 Thorpe Road Kirby Cross	Residential	More Vulnerable	0.6	X			Low risk (5% 1 in 100 year risk)	Exception test not required.	N/A
82	FR2	Hamilton Road, Great Holland	Residential	More Vulnerable	0.5	X			Very Low Risk	Exception test not required.	N/A
83	FR3	Land Adjacent to Willows, Little Clacton Road, Great Holland	Residential	More Vulnerable	0.5	X			Very Low Risk	Exception test not required.	N/A
84	CFS046	Land East of Pork Lane, Great Holland	Residential	More Vulnerable	0.39	X			Very Low Risk	Exception test not required.	N/A
85	FR4	Land West of Mumfords Lane, Kirby Cross	Residential	More Vulnerable	0.3	X			Very Low Risk	Exception test not required.	N/A
86	FR5, 1021408	Fullers Builders Yard, Station Road, Kirby Cross	Residential	More Vulnerable	0.45	X			Very Low Risk	Exception test not required.	N/A
87	CFS003	North Street, Walton-on-Naze	Residential	More Vulnerable	0.205			X	Low Risk	Sequential test not met. Location and number of housing or mitigation should be considered.	Y
88	CFS003	Land at Mill Lane, Walton-on-Naze	Residential	More Vulnerable	0.34			X	High Risk 5%	Sequential test not met. Location and number of housing or mitigation should be considered in Stage 2.	Y
89	CFS005	Land West of Edenside, Frinton-on-Sea	Residential	More Vulnerable	6	X			Low Risk <5% small flow at top of catchment	Exception test not required.	N/A
90	UC2.9	Former Town Hall Site, Public Conveniences and Depot, Mill Lane, Walton-on-Naze	Mixed	Assumed More Vulnerable	0.14			X		Sequential test not met. Location and number of housing or mitigation should be considered.	Y
91	CFS030	Land at rear of 185 Thorpe Road, Kirby Cross	Residential	More Vulnerable	2.4	X			Low (<5% Medium risk point flooding)	Exception test not required.	N/A
92	UC2.10, CFS003	Walton Mere, Walton-on-Naze	Residential	More Vulnerable	1	X			High 10%, Medium 20%	Surrounded by flood zone 3. Surface Water Flooding possible, consideration of location and number of housing should and access	Y

										should be considered.	
93	UC4.1	Thorn Quay Warehouse, High Street, Mistley CO11 1HE	Residential	More Vulnerable	0.24			X	Very Low Risk	Small percentage of the site is in flood zones 2 and 3. Location and number of housing or mitigation should be considered in Stage 2	Y
94	UC4.2	Edme Site, High Street, Mistley CO11 1HH	Residential	More Vulnerable	2	X			Very Low Risk (<5% medium and high risk point flooding)	Exception test not required. Surface water flood risk is likely to be removed during development	N/A
95	UC4.3	Former Secret Bunker, Shrubland Road, Mistley CO11 1HS	Residential	More Vulnerable	0.86	X			Very Low Risk	Exception test not required.	N/A
96		Affinity Water Site, Mill Hill, Manningtree CO11 2AZ	Residential	More Vulnerable	1.5	X			5% Medium Risk, 5% High Risk	Surface Water Flooding possible, consideration of location and number of housing should be considered.	N/A
97	UE4.1	Land at Dale Hall, East of Cox's Hill, Lawford CO11 2LA	Residential	More Vulnerable	16	X			Very Low Risk	Exception test not required.	N/A
98	UE4.2	Land East of Bromley Road and North of Dead Lane, Lawford CO11 2JE	Mixed	More Vulnerable	20	X			Very Low Risk	Exception test not required.	N/A
99	UE4.4	Land North of Long Road, Lawford	Residential	More Vulnerable	10	X			Low (Medium and High Flood risk shown associated with existing drainage)	Exception test not required.	N/A
100	UE4.5	Land Adj. to Stourview Estate, Mistley CO11 1UE	Residential	More Vulnerable	4.5	X			Very Low Risk	Exception test not required.	N/A
101	UE4.8, CFS015	Land South of Harwich Road, Mistley CO11 1HS	Residential	More Vulnerable	19	X			Very Low Risk	Exception test not required.	N/A
102	UE4.9	Mistley Marine, Mistley Boatyard, Anchor Lane, Mistley	Residential	More Vulnerable	1.76			X	Low	Location and number of housing or mitigation should be considered in Stage 2.	Y
103	UE4.3	Land South of Long Road, Mistley	Residential	More Vulnerable	23.36	X			Low/Medium (medium and High Risk <5% of site area but form part of a flow path across the site)	Potential surface water flood flows across the centre of the site. Location and number of housing or mitigation should be considered.	N/A

104	UE4.7, CFS006	Mistley Place Park, North of New Road, Mistley CO11 1LU	Residential	More Vulnerable	7.7		X		Low Risk	Potential surface water low risk flood flows across the centre of the site. <5% of the site is in FZ2. Location and number of housing or mitigation should be considered.	N/A
105	CFS007	Land East of New Road, Manningtree	Residential	More Vulnerable	3	X			Very Low Risk	Exception test not required.	N/A
106	UE4.16	Land East of Lime Street, Brightlingsea CO7 0BH	Residential	More Vulnerable	1.57	X			Low/Medium (medium and High Risk <10% of site area but form part of a flow path across the site)	Potential surface water flood flows across the northern section of the site. Location and number of housing or mitigation should be considered.	N/A
107	UE4.13	Land North of Church Road, Brightlingsea	Residential	More Vulnerable	13	X			Very Low Risk	Exception test not required.	N/A
108	UE4.14	Land off Moses Lane, Brightlingsea	Residential	More Vulnerable	15	X			Very Low Risk (medium and high risk associated with existing drainage ditch to the North West of the site)	Exception test not required.	N/A
109	UE4.15	Land North of Samson's Road, Brightlingsea CO7 0RG	Residential	More Vulnerable		X			Medium Risk (15% of site medium and high risk)	Potential surface water flood flows across the eastern section of the site. Location and number of housing or mitigation should be considered.	N/A
110	UE4.12	Land at Brightlingsea Hall Farm, West of Church Road, Brightlingsea CO7 0SA	Residential	More Vulnerable	17	X			Very Low Risk	Exception test not required.	N/A
111	BR1	Land off Samsons Road, Brightlingsea	TBC	Assumed More Vulnerable		X			Very Low Risk (<5 % Medium and High point flood risk)	Exception test not required.	N/A
112	BR2	Land Off Robinson Road, Brightlingsea	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
113	CFS068	Lower Farm, Robinson Road, Brightlingsea	Mixed	Assumed More Vulnerable	32.9	X			Very Low Risk	Exception test not required.	N/A
114	UC4.5	Former James & Stone Shipyard, Copperas Road, Brightlingsea	Mixed	Assumed More Vulnerable	0.52			X	Medium/Low. (15% of the site has a high risk of point flooding).	Location and number of housing or mitigation should be considered in Stage 2.	Y
115	UE4.11	Land West of Lodge Lane, Brightlingsea	Residential	More Vulnerable	9	X			Very Low Risk	Exception test not required.	N/A
116	RS4.11, CFS023	Cockaynes Orchard, South of Cockaynes Lane, Alresford CO7 8BT	Residential	More Vulnerable	6.5	X			Very Low Risk	Exception test not required.	N/A
117	RS4.13	Land South of St Andrew's Close, Alresford CO7 8BL	Residential	More Vulnerable	2.56	X			Very Low Risk	Exception test not required.	N/A

118	RS4.12	Land North of Cockaynes Lane, Alresford CO7 8BT	Residential	More Vulnerable	3.7	X			Very Low Risk	Exception test not required.	N/A
119	RS4.14	Land South of Wivenhoe Road and West of Church Road, Alresford CO7 8AX	Residential	More Vulnerable	9.8	X			Very Low Risk	Exception test not required.	N/A
120	ALR1, 1021743	Land Adjacent to 2 Wivenhoe Road, Alresford (South of Wivenhoe Road)	Residential	More Vulnerable	4.25	X			Very Low Risk	Exception test not required.	N/A
121	RS4.15	Garden Land between Railway and Wivenhoe Road Alresford CO7 8AQ	Residential	More Vulnerable	2.5	X			Very low risk	Exception test not required.	N/A
122	ELM1	Land East of School Road Elmstead Market	TBC	Assumed More Vulnerable	4.37	X			Very low risk	Exception test not required.	N/A
123	ELM2	Land North and South of Clacton Road Elmstead	TBC	Assumed More Vulnerable	18	X			Low risk	Site adjoins EA Main River and partially contains (<5%) FZ 2 and 3. Location and number of housing or mitigation should be considered in Stage 2.	N/A
124	ELM3	Land at Blue Barn Farm Elmstead	TBC	Assumed More Vulnerable	1.78	X			Very low risk	Exception test not required.	N/A
125	ELM4	Land east of Tye Road Elmstead Market	TBC	Assumed More Vulnerable	2.38	X			Very low risk	Exception test not required.	N/A
126	ELM5	Land West of Church Road elmstead Market	Residential	More Vulnerable	6.5	X			Very low risk	Exception test not required.	N/A
127	ELM6	Land West of School Road Elmstead Market	Residential	More Vulnerable	6.13	X			Low risk	Exception test not required.	N/A
128	ELM7	Land end of Orchard Close Elmstead Market	Residential	More Vulnerable	4.05	X			Very low risk	Exception test not required.	N/A
129	RS2.3	Land South of Thorrington Road Great Bentley	Residential	More Vulnerable	2	X			Very low risk	Exception test not required.	N/A
130	RS2.2	Land West of Plough Road Great Bentley CO7 8QG	Residential	More Vulnerable	3	X			Very low risk	Exception test not required.	N/A
131	RS2.4	Land at Sturricks Farm east of Sturricks Lane Gt Bentley	Residential	More Vulnerable	4.2	X			Very low risk	Exception test not required.	N/A
132	RS2.5	Land Adj of Moors Lane Great Bentley CO7 8QN	Residential	More Vulnerable	5.35	X			Low risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
133	RS2.6	Land South of Weeley Road Great Bentley CO7 8PB	Residential	More Vulnerable	2.5	X			Very low risk	Exception test not required.	N/A
134	CFS035	The Moors Great Bentley	Residential	More Vulnerable	0.5	X			Very low risk	Exception test not required.	N/A
135	CFS037	Land west of Plough Road Great Bentley (Aingers Green)	Residential	More Vulnerable	4.5	X			Very low risk	Exception test not required.	N/A
136	GB3	Land North of Thorrington Road, Great Bentley	Residential	More Vulnerable	3	X			Very low risk	Exception test not required.	N/A

137	GB5	Admirals Farm Land East of Heckfords Road Gt. Bentley	Residential	More Vulnerable	14.81	X			Very low risk	Exception test not required.	N/A
138	RS1.1	Land at Springfield Meadows (inc Greengates Mobile Home park and land at 28 Weeley Rd Clacton	Residential	More Vulnerable	1.05	X			Very low risk	Exception test not required.	N/A
139	RS1.2	Land west of Grove Road Little Clacton	Residential	More Vulnerable	4.37	X			Very low risk	Exception test not required.	N/A
140	RS1.7	Land North East of Montana Roundabout and site of former Piggeries r/o 59 London Rd Lt Clacton	Residential	More Vulnerable	1.42	X			Very low risk	Exception test not required.	N/A
141	RS1.8	Land at Swains Farm West of the Street Little Clacton (Swains Business Park)	Residential	More Vulnerable	6.57	X			Very low risk	Exception test not required.	N/A
142	LCL2	Land at Bateman Road /Weeley Road Little Clacton	Residential	More Vulnerable	3.1	X			Very low risk	Exception test not required.	N/A
143		Land South West of Weeley Road Little Clacton	Residential	More Vulnerable	0.13	X			Very low risk	Exception test not required.	N/A
144		land at Progress Way Little Clacton	Residential	More Vulnerable	3.3	X	X	X	Medium risk (10% of site in high risk area)	Site contains EA Main River and 20% is in FZ 2 and 3. Location and number of housing or mitigation should be considered.	N/A
145	LCL5	Land Holland Road Little Clacton	Residential	More Vulnerable	11.6	X			Very low risk	Exception test not required.	N/A
146	RS1.4	Land at rear of Hayes Garage/24 The Street Little Clacton	Residential	More Vulnerable	0.56	X			Very low risk	Exception test not required.	N/A
147	CFS066	Land at Ideal Nurseries, Bateman Road Little Clacton	TBC	Assumed More Vulnerable	6.4	X			Very low risk	Exception test not required.	N/A
148	RS1.11	Land at Folly Farm south of Rochford Rd &r/o of properties in Clacton Rd and Rochford Rd St Osyth	Residential	More Vulnerable	5.3	X			Very low risk	Exception test not required.	N/A
149	RS1.12	Land south of Clacton road St. Osyth CO16 8PU	Residential	More Vulnerable	4.6	X			Low risk (surface water flow path across site <10% of area)	Exception test not required.	N/A
150	RS1.13	Land between Clacton Road and B1027 (By-pass Road) St Osyth CO16 8 PU	Residential	More Vulnerable	0.74	X			Very low risk	Exception test not required.	N/A
151	CFS064	Land Noprth of B1027/East od Clay Lane St Osyth (alongside St Osyth By-pass	Residential	More Vulnerable	2	X			Very low risk	Exception test not required.	N/A
152	KR1.9	The Priory Estate St Osyth CO16 8NY	Residential	More Vulnerable		X			Low risk (some SW pooling identified, <10% of site area	Exception test not required.	N/A

153	RS2.7	Land North of Abbey Street Thorpe-le-Soken CO16 0JH	Residential	More Vulnerable	2.49	X			Very low risk	Exception test not required.	N/A
154	RS2.8	Land North of New Town Road Thorpe-le-Soken CO16 OER	Residential	More Vulnerable	3.3	X			Very low risk	Exception test not required.	N/A
155	RS2.9	Land off Lonsdale Road Thorpe-Le-Soken	Residential	More Vulnerable	4.3	X			Low risk (some SW flow paths present, <10% site area	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
156	RS2.10	Land Landermere Road Thope-le-Soken	Residential	More Vulnerable	7.5	X			Very low risk	Exception test not required.	N/A
157		Land South of Frinton Rod Thorpe-le-Soken	Residential	More Vulnerable	5.6	X			Very low risk	Exception test not required.	N/A
158		South of Frinton Road entrance to Lifehouse Spa Complex Thorpe-le-Soken CO16 0JD	Residential	More Vulnerable	4.6	X			Very low risk	Exception test not required.	N/A
159		Land at Grange Farm Corner Station Road Thorpe-le- Soken	Residential	More Vulnerable	0.9	X			Very low risk	Exception test not required.	N/A
160		Land North of Golden Lane Thorpe-le-Soken	Residential	More Vulnerable	1.3	X			Very low risk	Exception test not required.	N/A
161		South of Frinton Road, entrance to Lifehouse Spa complex, Thorpe-le-Soken CO16 0JD	Residential	More Vulnerable	4.6	X			Low Risk	Exception test not required.	N/A
162		Lifehouse Spa and Hotel, Frinton Road, Thorpe-le- Soken	Mixed	Assumed More Vulnerable	45	X			Medium Risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
163		Land at Rose Farm Quarry Thorpe Park Lane Thorpe Le Soken	Residential	Assumed More Vulnerable	11.94	X			Low risk	Exception test not required.	N/A
164		Land adjacent to Bramble Cottage Little Bromley	Residential		0.27	X			Very low risk	Exception test not required.	N/A
165		3 parcels of land Newhall Farm Horsley Cross Bromley Rd Lt Bromley Ardleigh Rd Little Bromley	Residential	More Vulnerable		X	X	X	Medium Risk	Location and number of housing or mitigation should be considered in Stage 2.	Y
166		3 parcels of land Newhall Farm Horsley Cross Bromley Rd Lt Bromley Ardleigh Rd Little Bromley	Residential	More Vulnerable		X			Medium Risk	Location and number of housing or mitigation should be considered.	N/A

167		3Parcels land Newhall Farm Horsley Cross Bromley Rd Lt Bromley Ardleigh Rd Little Bromley	Residential	More Vulnerable		X	X	X	Medium Risk	Centre of the site appears to have a watercourse that is effected by FZ 3 and 1 in 30 SW. Location and number of housing or mitigation should be considered.	N/A
168		Land rear of Old Rectory, Rectory Road, Weeley Heath	Residential	More Vulnerable	0.9	X			Low Risk	Exception test not required.	N/A
169		Station Road Wrabness	Residential	More Vulnerable	1.4	X			Low Risk	Exception test not required.	N/A
170		Land at Sparrows Corner, Great Oakley	Residential	More Vulnerable	1.1	X			Low Risk	Exception test not required.	N/A
171		Broad Area 1: Land East of Colchester between A133 and A120, Elmstead Market/Ardleigh	Residential	More Vulnerable	282	X	X		Medium Risk	1% in FZ2 and FZ3, 1% at risk of 1 in 30 SW, Location and number of housing or mitigation should be considered.	N/A
172		Broad Area 2: Land at Plains Farm and South of A120, Ardleigh	Residential	More Vulnerable	121	X			Low Risk	Exception test not required.	N/A
173		Broad Area 3: Middle Bit	Residential	More Vulnerable		X	X	X	Low Risk	Flow path in the middle of the site in FZ3. Location and number of housing or mitigation should be considered.	N/A
174		Land at Cherry Tree Farm, Bromley Road, Ardleigh CO7 7SG TM0427 2404	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
175		Land at Cherry Tree Farm, Bromley Road, Ardleigh CO7 7SG TM0427 4972	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
176		Land at Cherry Tree Farm, Bromley Road, Ardleigh CO7 7SG TM0426 2566	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
177		Land at Cherry Tree Farm, Bromley Road, Ardleigh CO7 7SG TM0426 3829	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
178		Land at Cherry Tree Farm, Bromley Road, Ardleigh CO7 7SG TM0426 1929	Residential	More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
180		Land Adj. Chapel House, Ardleigh Road, Great Bromley	Residential	More Vulnerable	0.5	X			Very Low Risk	Exception test not required.	N/A
181	CFS044, OTH2	North of Stones Green Road, Stones Green	Residential	More Vulnerable	0.3	X			30% High risk, 40% Medium risk	Significant proportion of the site is at risk of surface water flooding. Location and number of housing or mitigation should be	N/A

									considered.		
182	CFS056, OTH3	The Oaks, Clacton Road, Weeley Heath	Residential	More Vulnerable	0.8	X			Very Low Risk	Exception test not required.	N/A
183	OTH4	Land off Church Road, Thorrington	Residential	More Vulnerable	0.53	X			Very Low Risk	Exception test not required.	N/A
184	OTH5	Land East Old Ipswich Road, Ardleigh	Employment	Less Vulnerable	2	X			Very Low Risk	Exception test not required.	N/A
185	1007384 / LPPO1229	Land at Old Ipswich Road, Ardleigh (R/o Crown Inn)	Residential	More Vulnerable	3.2	X			Very Low Risk	Exception test not required.	N/A
186	CFS054, OTH6	Barnfields, Clacton Road, Weeley Heath	Residential	More Vulnerable	2.2	X			Very Low Risk	Exception test not required.	N/A
187	CFS048	Land at 1 Barnfields, Clacton Road, Weeley Heath plus field	Residential	More Vulnerable	6	X			5% High risk , 10% Medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
188	CFS055, OTH7	2 Barnfields, Clacton Road, Weeley Heath	Residential	More Vulnerable	2.5	X			Very Low Risk	Exception test not required.	N/A
189	OTH8, 1007389	Land South of Mill Lane, Weeley Heath	Residential	More Vulnerable	5.2	X			Low Risk	Exception test not required.	N/A
191	OTH10	Land East of Bentley Road, Weeley Heath	Residential	More Vulnerable	4.8	X			Very Low Risk	Exception test not required.	N/A
192	OTH11	Land North East of Clacton Road, Weeley Heath	Residential	More Vulnerable	3.6	X			Very Low Risk	Exception test not required.	N/A
193		Land North East of Clacton Road, Weeley Heath	TBC	Assumed More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
194		Land North East of Clacton Road, Weeley Heath	TBC	Assumed More Vulnerable		X			Very Low Risk	Exception test not required.	N/A
195	CFS070, OTH12	Land Between Harwich Road & A120, Nr Ravens Green, Little Bentley	Employment	Less Vulnerable	2.2	X			Low Risk	Exception test not required.	N/A
196	CFS041, OTH13	Land at Burnt House Farm, Lodge Road, Ramsey	Residential	More Vulnerable	1.7	X			Very Low Risk	Exception test not required.	N/A
197	CFS057	Land off Church Hill, Ramsey	Residential	More Vulnerable	1	X			10% High risk , 15% Medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A

198	CFS065, OTH14	Land Adjacent to Cemetery, Harwich Road, Ardleigh	Not provided – assumed residential	Assumed More Vulnerable	0.6	X			Very Low Risk	Exception test not required.	N/A
199	OTH15	Land at Heath Road, Tendring Green	Residential	More Vulnerable	0.9	X			Areas at risk of flooding to the south east of the site	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
200	OTH16	Haulage Yard, r/o The Fat Goose, Tendring Green	Residential	More Vulnerable	1	X			No Risk	Exception test not required.	N/A
201	OTH17	Land off Bromley Road, Parsons Heath, Nr Colchester	Residential	More vulnerable	7.88		X	X	Medium risk	Exception test not required. A small part of the site is in flood zones 2 and 3 so the location and number of housing or mitigation should be considered.	N/A
202	CFS024	Land North of Wick Lane, Ardleigh	Residential	More vulnerable	7.58	X			Medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
203	OTH19	Land at 2 Shakespeare Cottages, Turnpike Close, Ardleigh	Employment	Less vulnerable	0.9	X			Very low risk	Exception test not required.	N/A
204	OTH20	Land adjacent 1 Heath Road, Chisbon Heath, St Osyth	Residential	More vulnerable	0.34	X			Very low risk	Exception test not required.	N/A
205	OTH21	Land Adjacent Kidby's Nursery, Mill Lane, Weeley Heath	Residential	More vulnerable	0.7	X			Very low risk	Exception test not required.	N/A
206	OTH22	Land at St Mary's Road, Aingers Green	Residential	More vulnerable	1.32	X			Very low risk	Exception test not required.	N/A
207	OTH24	Land at Harwich Road, Little Oakley	Residential	More vulnerable	2	X			Very low risk	Exception test not required.	N/A
208	CFS010	Land Between Wick Lane, Colchester Road and Dead Lane, Ardleigh	Residential	More vulnerable		X			Very low risk	Exception test not required.	N/A
209	OTH32	Land South of Harwich Road, Little Oakley	Residential	More vulnerable	0.8	X			Very low risk	Exception test not required.	N/A
210	OTH34	Land at Tendring Green, Tendring	Residential	More vulnerable	0.42	X			Very low risk	Exception test not required.	N/A
211	OTH36	Land at Station Road/Clacton Road, Thorrington	Residential	More vulnerable	2.89	X			Very low risk	Exception test not required.	N/A
212	OTH35	Land West of Church Road, Thorrington	Residential	More vulnerable	2.45	X			Low risk	Exception test not required.	N/A
213	OTH37	Land North of Connaught Road, Weeley Heath	Residential	More vulnerable	0.58	X			Very low risk	Exception test not required.	N/A
214	CFS020	Land West of Clacton Road, Weeley Heath	Residential	More vulnerable	4.83	X			Very low risk	Exception test not required.	N/A

215	OTH39	Land Adj. to Tendring Primary School, Heath Road, Tendring	Residential	More vulnerable	10.87	X			Very low risk	Exception test not required.	N/A
216	CFS002	Land North of the Street, Kirby le Soken	Residential	More vulnerable	1.7	X			Medium risk	Exception test not required.	N/A
217	CFS036	Chartfield Drive, Kirby le Soken	Residential	More vulnerable	0.8	X			Very low risk	Exception test not required.	N/A
218	CFS053	Land North of Walton Road, Kirby le Soken	Residential	More vulnerable	1.1	X			Very low risk	Exception test not required.	N/A
219	CFS027	North of Clacton Road, Thorrington	Residential	More vulnerable	7	X			Very low risk	Exception test not required.	N/A
220	CFS028	East of Station Road, Thorrington	Residential	More vulnerable	1.8	X			Very low risk	Exception test not required.	N/A
221	WE1.1	Land between Tendring Park Services and Weeley Bridge, CO16 9AD	Residential	More vulnerable	53	X				Exception test not required.	N/A
222		West A133, Weeley	Residential	More vulnerable	80	X			Medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
223	1021415	Land at Starena Lodge, Off Clacton Road, Weeley	Residential	More vulnerable	6.81		X		High risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
224	WE1.7	Land off St Andrew's Road, Weeley CO16 9HR	Residential	More vulnerable	0.83	X			Very low risk	Exception test not required.	N/A
225	CFS020	Land West of Clacton Road, Weeley	Residential	More vulnerable	6.3	X			Low risk	Exception test not required.	N/A
226	WE1.5, CFS058	Homestead Caravan Park, Thorpe Road, Weeley	Residential	More vulnerable	1.5	X			Very low risk	Exception test not required.	N/A
227	WEE3	Land forming part of Ash Farm and Brokhowse, Thorpe Road, Weeley	Residential	More vulnerable	18.1	X			Very low risk	Exception test not required.	N/A
228	WEE4	Assumed: Land North of Colchester Road and Thorpe Road, Weeley	Residential	More vulnerable		X			Medium risk	Exception test not required.	N/A
229	WE1.4	Assumed: Land East of Crematorium, Weeley CO16 9JP	Residential	More vulnerable	17	X			Medium risk	Exception test not required.	N/A
230	WE1.3	Assumed: Land at Saxon Lodge, Colchester Road, Weeley (part of 236)	Residential	More vulnerable	2.39	X			Very low risk	Exception test not required.	N/A
231	CFS060	Weeley Council Offices, Thorpe Road, Weeley	Residential	More vulnerable	0.81	X			Very low risk	Exception test not required.	N/A
232	CFS061	Brook Farm, Thorpe Road, Weeley	Residential	More vulnerable	0.42	X			Very low risk	Exception test not required.	N/A

233	CFS062	Land at Hawk Farm, Colchester Road, Weeley	Mixed	Assumed More vulnerable	25	X			Medium risk	Exception test not required.	N/A
234	WEE7	Land Rear of 49 The Street, Weeley	TBC	Assumed more vulnerable	0.17	X			Very low risk	Exception test not required.	N/A
235	CFS008	Hillside Garden Centre, Weeley	Residential	More vulnerable	1.5	X			Very low risk	Exception test not required.	N/A
236	CFS025	Land to rear of Rainbow Nursery, Weeley	TBC	Assumed More Vulnerable	4.2	X			Very low risk	Exception test not required.	N/A
237	OTH025	Land at Frating Road, Balls Green, Great Bromley	Residential	More vulnerable	1.9	X			Very low risk	Exception test not required.	N/A
238		Area 1: South of Frating	Residential	More vulnerable	100	X			Medium risk	Exception test not required. 1 incident 150m away	N/A
239		Area 3: West of Frating/Great Bromley	Residential	More vulnerable	100	X			Medium risk	Exception test not required. 1 incident 100m away	N/A
240		Area 2: East of Frating/Great Bromley	Residential	More vulnerable	80	X			Medium risk	Exception test not required.	N/A
241		Area 4: South West	Residential	More vulnerable	100	X			Medium risk	Exception test not required. 1 incident 100m away	N/A
242	CFS001	Land to rear of Fieldside, Frating Road, Great Bromley	Residential	More vulnerable	0.44	X			Very low risk	Exception test not required.	N/A
243	CFS042	Land at Frating, Frating	Residential	More vulnerable	3	X			Very low risk	Exception test not required.	N/A
244		Land Rear of 145 Jaywick Lane, Clacton-on-Sea	Residential	More vulnerable	0.28	X			Medium (15%)	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
245		82 Jaywick Lane, Clacton-on-Sea, CO16 8BB	Mixed	More vulnerable	1.79	X			Low risk	Exception test not required.	N/A
246	UE1.11	Land between railway line and Holland-on-Sea CO15 4BG (Sladbury's Lane site)	TBC	Assumed More Vulnerable	78		X	X	Medium risk	400m away from incident. Location and number of housing or mitigation should be considered.	N/A
247		(Sandals Inn) 26 Rosemary Road, Clacton-on-Sea CO15 1NZ	Residential	More vulnerable	0.16	X			Very low risk	Exception test not required.	N/A
248		Land East of Thorpe Road, Clacton	Residential	More vulnerable	13.3	X			Medium risk	Exception test not required.. 2 incidents 350m away. Location and number of housing or mitigation should be considered.	N/A
249	LPPO1246	Dovercourt Western Bypass (South West of Junction of Mayes Lane with Church Hill and Ramsey Road, Dovercourt)	Residential	More vulnerable		X			Medium risk	Exception test not required. Location and number of housing or mitigation should be considered.	N/A

250	UE2.1	Assumed as: Land South of Kirby Cross and North of Railway Line, Frinton-on-Sea CO13 0NQ (part of site to rear of 185 Thorpe Road)	Residential	More vulnerable	12	X			Very low risk	Exception test not required.	N/A
251	FR9	Station Car Park, Church Road, Walton-on-Naze	Residential	More vulnerable	0.72	X			Very low risk	Exception test not required. 1 incident 200m away	N/A
252	MML2	Land Off Colchester Road, Lawford	Residential	More vulnerable	0.55	X			Very low risk	Exception test not required.	N/A
253	UE4.10	Land South of Robinson Road, Brightlingsea CO7 0ST	Residential	More vulnerable	14	X			Very low risk	Exception test not required.	N/A
254		Notcutts Garden Centre, Station Road, Ardleigh CO7 7RT	Residential	More vulnerable	0.7	X			Very low risk	Exception test not required.	N/A
255		Land at Ingrams Piece, Ardleigh CO7 7PZ	Residential	More vulnerable	0.8	X			5% low risk, 2 incidents 115m away	Exception test not required. Location and number of housing or mitigation should be considered.	N/A
256		Site to East of Chapelfields, Harwich Road, Wix CO11 2RY	Residential	More vulnerable	0.7		X	X	High risk	Exception Test Required. Location and number of housing or mitigation should be considered in Stage 2.	Y
257		Land to rear of White Hart Inn, Harwich Road, Wix CO11 2SA	Residential	More vulnerable	0.5		X	X	High risk	Exception Test Required. Location and number of housing or mitigation should be considered in Stage 2.	Y
258		Great Oakley Community Development 55	Residential	More vulnerable	3.5	X			Very low risk	Exception test not required.	N/A
259		Land at Thorpe Maltings & Former King Edward VII Public House, Station Road, Thorpe-le-Soken	Residential	More vulnerable	1.9	X			Very low risk	Exception test not required.	N/A
260	CFS059	Land South of Harwich Road, Ardleigh	Residential	More vulnerable	1.25	X			Very low risk	Exception test not required.	N/A
261	CFS011	Land South of Colchester Road, Ardleigh	Residential	More vulnerable	2	X			Very low risk	Exception test not required. 2 incidents 300m away	N/A
262	CFS012	Land South of Aveline Road, Ardleigh	Residential	More vulnerable	2	X			Very low risk	Exception test not required. 2 incidents 220m away.	N/A
263	HD2	Land South of Ramsey Road, Dovercourt	Residential	More vulnerable	2.65	X			Very low Risk	Exception test not required.	N/A
264	MML4	Land off Grange Road, Lawford	Residential	More vulnerable	6.53	X			Very low risk	Exception test not required. 200m away from recorded flood incident.	N/A

