

GUIDANCE NOTE: THE SEQUENTIAL TEST

The Sequential Test

As stated in PPS25: The Practice Guide, 2008, the aim of the Sequential Test is:

“to ensure that sites at little or no risk of flooding are developed in preference to areas at higher risk”

For the local area covered within this SFRA, the Sequential Test should be applied to the whole LPA area as there may be lower risk areas which are unsuitable for development in other ways.

Applying the Sequential Test

When allocating land for development, the Bromsgrove and Redditch LPAs must demonstrate that they have considered a range of possible options in conjunction with the flood zone information presented as part of this SFRA and the vulnerability of the development. They must also provide evidence through the Sustainability Appraisal process that they have applied the Sequential Test, and where necessary the Exception Test. Now the SFRA has been completed, existing site allocations will need to be reassessed through Sequential Testing which will be informed by the SFRA when the Local Development Documents are reviewed.

The vulnerability of different types of development and their appropriate location with regards to the flood zones is shown in detail within PPS25, Annex D, pp22-27. The summary table is shown below:

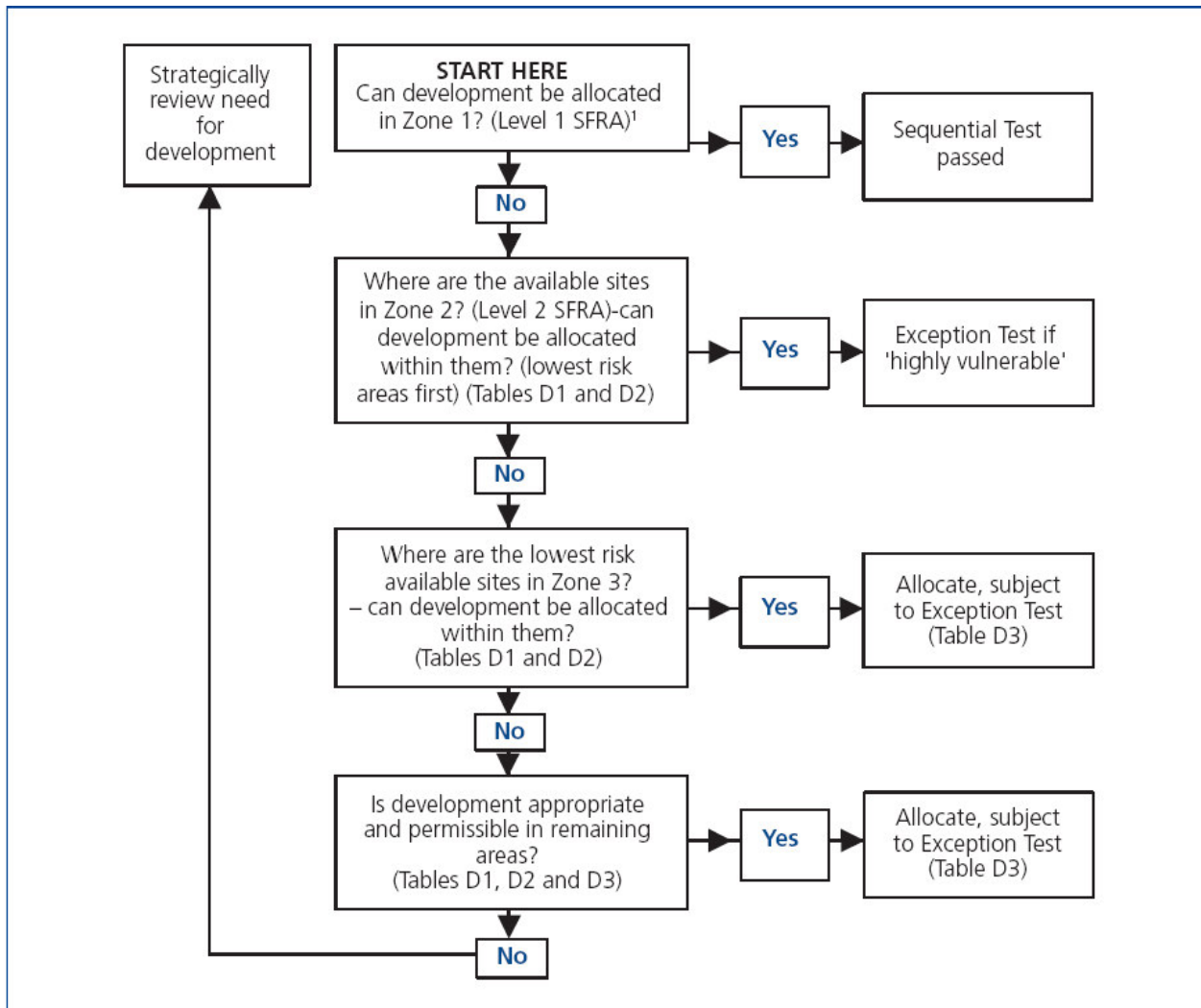
Flood Risk Vulnerability classification (see Table D2)		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test required	✓
	Zone 3b 'Functional Floodplain'	Exception Test required	✓	x	x	x

Key:

✓ Development is appropriate

x Development should not be permitted

The PPS25: A Practice Guide document shows a step by step approach to carrying out the Sequential Test for Local Development Document preparation, shown below. Tables D1, D2 and D3 can be found in PPS25, Annex D, pp22-27.



Note

1 Other sources of flooding need to be considered in Flood Zone 1

This SFRA has informed this process by showing the following:

- The locations of the Flood Zones 1, 2 and 3 using the most recent Flood Zone allocations, in accordance with PPS25;
- A summary of the locations of each proposed development site and their overlap with the Flood Zones;
- Identification of sources of flooding not shown within the Environment Agency's Flood Zone extents. This is particularly important when considering development within Flood Zone 1. Where a flood risk exists;
- The sites for which existing information is limited and additional site specific FRAs will be required (It must be noted that most of the sites that pass the Sequential Test in Zone 1 will still require site specific FRAs).