South Warwickshire Local Plan

Local Plan Allocations

Sequential and Exceptions Tests for Flood Risk

July2026

Publication Version

Stratford-on-Avon District Council

Warwick District Council

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1. Purpose of the Document

The purpose of this technical note is to provide evidence of the application of the Sequential Test for the sites allocated within the South Warwickshire Local Plan (SWLP), produced in jointly by Stratford District Council, and Warwick District Council.

The purpose of the SWLP is to set the spatial strategy for both Districts, and allocates 44,951 dwellings (23,975 in SDC, and 20,976 in WDC), along with 233.7ha of employment land across both districts in the plan period to 2050. It does this through the allocation of several strategic sites, which provides for approximately 34,451dwellubgs. A List of allocated sites within the Reg 19 Plan is in Appendix 2 of the publication version document.

This report has been compiled using information from the respective Level 1 Strategic Flood Risk Assessments (SFRAs) produced for both South Warwickshire Councils by JBA Consulting in October 2022, as well as the joint Level 2 SFRA produced in May 2026. The paper also sets out considerations made by both Councils working jointly when applying the Sequential Test as part of the site selection process via the wider South Warwickshire Housing and Economic Land Availability Assessment (HELAA) and the Local Growth Location Site Selection Methodology. The paper is supplementary to those pieces of evidence which operationalise the approach set out in national policy, however, as applicable, this paper also seeks to apply the exception test to sites that are considered to have outstanding considerations arising in relation to Flood Risk.

2. Sequential Test Guidance

Guidance relating to the application of the Sequential Test is shown in the form of several diagrams in the Planning Practice Guidance.

The current version of the National Planning Policy Framework (NPPF) was issued in December 2024. The NPPF sets out the Government's requirements for the planning system and provides a framework for plan-making which allows for Local Planning Authorities developing Local Plans to reflect the identified needs of their respective communities. The NPPF must be taken into account by local planning authorities when preparing Local Plans and for applicants when preparing planning applications.

The Planning Practice Guidance (PPG) was first published in 2014 and also provides important guidance for development proposals and development plans. The latest updates to provisions within the PPG for Flood Risk and Coastal Change were published in 2025. These provisions advise on how planning can account for the risks associated with flooding and coastal change in plan-making and the application process. These provide definitions of each respective Flood Zone, the appropriate land uses for each Flood Zone, Flood Risk Assessment (FRA) requirements, including the Sequential and Exception Tests and the policy aims for developers and authorities regarding each Flood Zone.

The key sections of the PPG relation to the sequential test and exception test are set out below:

The Sequential Test:

The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the test. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk. – Paragraph 023 Reference ID: 7-023-20220825 (17/09/2025)

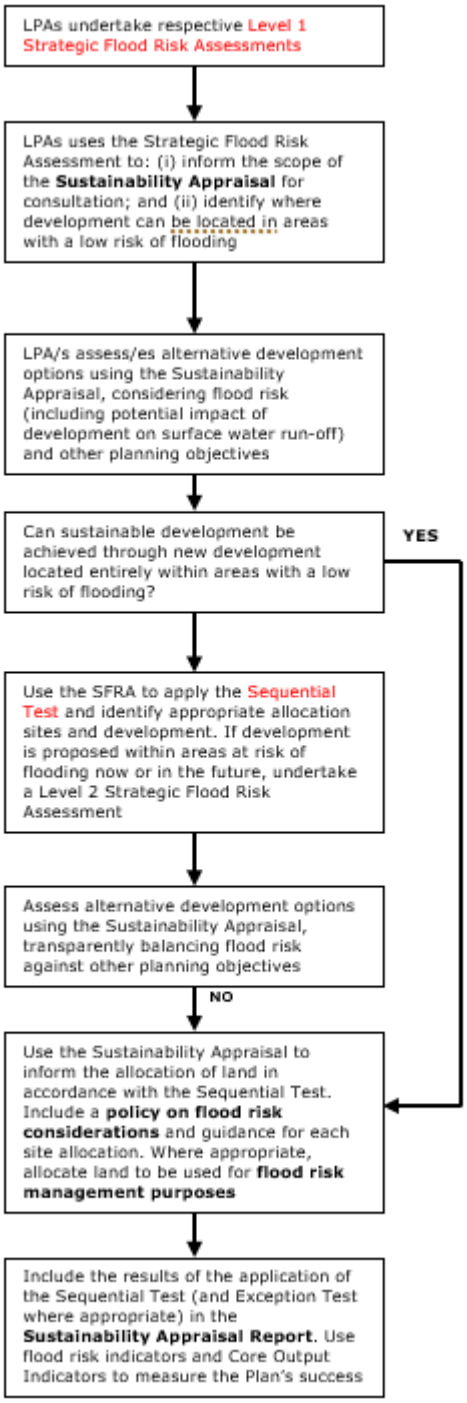
The Exception Test:

The Exception Test requires two additional elements to be satisfied (as set out in paragraph 164 of the National Planning Policy Framework) before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test.

It should be demonstrated that:

- *development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and*
- *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.* - Paragraph: 031 Reference ID: 7-031-20220825 (25/08/2022)

Table 1 - Flood risk and the preparation of Local Plans



(Based on Diagram in Paragraph 007 Ref ID: 7-007-20220825)

Flood Zones

The PPG identifies the following Flood Zones (see Table 2). Table 2 sets out the criteria for triggering the Exceptions Test by category of development within the respective Flood Zones.

Table 2 - Environment Agency Flood Zone descriptions

Flood Zone	Definition
Zone 1 - Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 - Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a - High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b - The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

Table 3 - Triggers for the Exceptions Test within respective Flood Zone by type of development

Flood Zones	**Flood Risk Vulnerability Classification**				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✔	✔	✔	✔	✔
Zone 2	✔	Exception Test required	✔	✔	✔
Zone 3a †	Exception Test required †	**X**	Exception Test required	✔	✔
Zone 3b *	Exception Test required *	**X**	**X**	**X**	✔ *

Key:

✔ Exception test is not required

X Development should not be permitted

It is noted that the Sequential Test must take into account flooding from **all** sources, not simply fluvial and tidal flooding as is covered by the Environment Agency Flood Zones. Risk of Flooding from Surface Water (RoFSW) is subdivided into four categories, namely:

- '**High**' - areas with a chance of flooding greater than 3.3% Annual Exceedance Possibility (AEP) (1 in 30) per year;
- '**Medium**' - areas with a chance of flooding between 1% AEP (1 in 100) and 3.3% AEP (1 in 30) per year;
- '**Low**' - areas with a chance of flooding between 0.1% AEP (1 in 1000) and 1% AEP (1 in 100);
- '**Very Low**' - areas with a chance of flooding of less than 0.1% AEP (1 in 1000).

The sequential, risk-based approach

Undertaking a Sequential Test: This approach ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the test should go on to compare reasonable available sites: first within medium-risk areas; and if there is not a sufficient supply of reasonably available sites in low- and medium-risk areas, within high-risk areas.

For this purpose of the Sequential Test, for a site to be at low risk of flooding, it meets all of the following conditions:

- Site is entirely within Flood Zone 1
- Site is not within Flood Zone 3 plus climate change (this is taken as Higher Central Climate Change allowance based on the SFRA where the higher central allowance is based on the 70th percentile)
- Less than 10% of the site is at risk of surface water flooding in the 1 in 1000 year event
- Less than 10% of the site is within highest risk category in JBA Groundwater map (groundwater is between 0.025m and 0.5m below the surface in the 1 in 100-year event)
- Site is not within an area highlighted on the Historic Flood Map
- Site is not at risk of reservoir flooding
- Site is not within 5m of/contains a watercourse

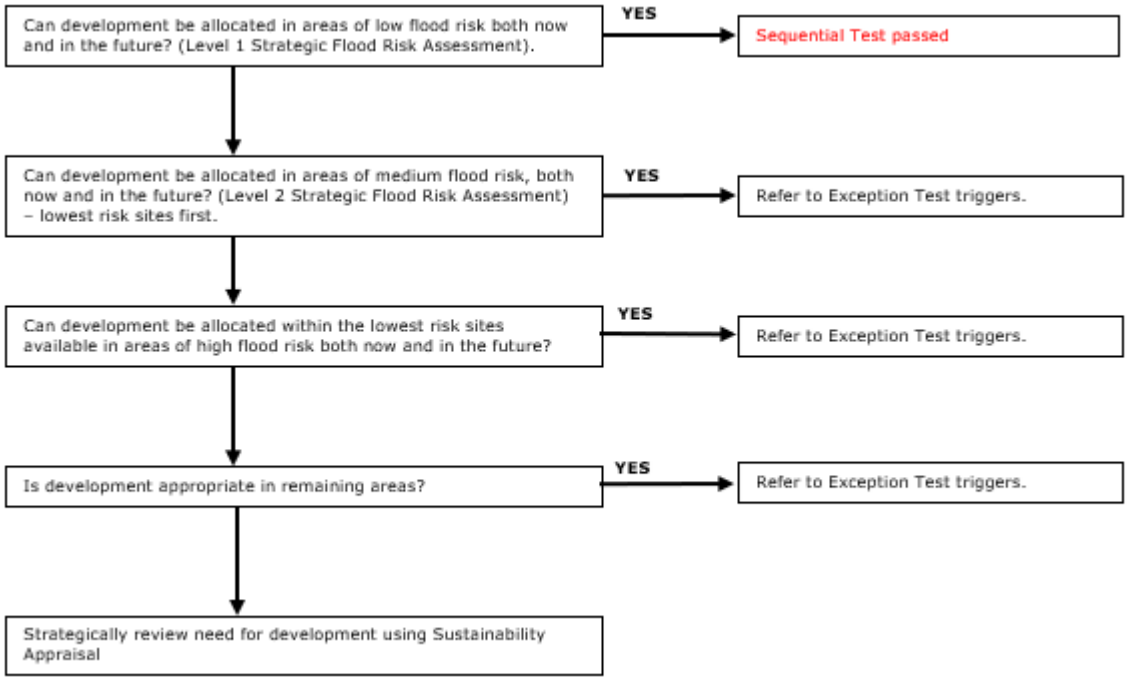
Undertaking the Exception Test: The PPG states that the Exception Test should only be used when the Sequential Test has shown that there are no reasonably available, lower risk sites suitable for the proposed development (Paragraph: 032 Reference ID: 7-030-20220825 – 25/08/2022). The Trigger Table (Table 3) should be used to determine whether the Exception Test is necessary for any given site. It is noted that the Trigger Table only refers to the EA Flood Risk Zones, rather than other forms of flooding, and while not stated explicitly in the wording of either the NPPF or PPG, it is assumed on this basis that only sites within Flood Zones 2, 3a, or 3b are considered to trigger the Exception Test.

Applying the Sequential Test and Exception Test in the preparation of a Local Plan

When preparing a Local Plan, the LPAs should demonstrate that they have considered a range of site allocations, using SFRAs to apply the Sequential and Exception Tests where necessary.

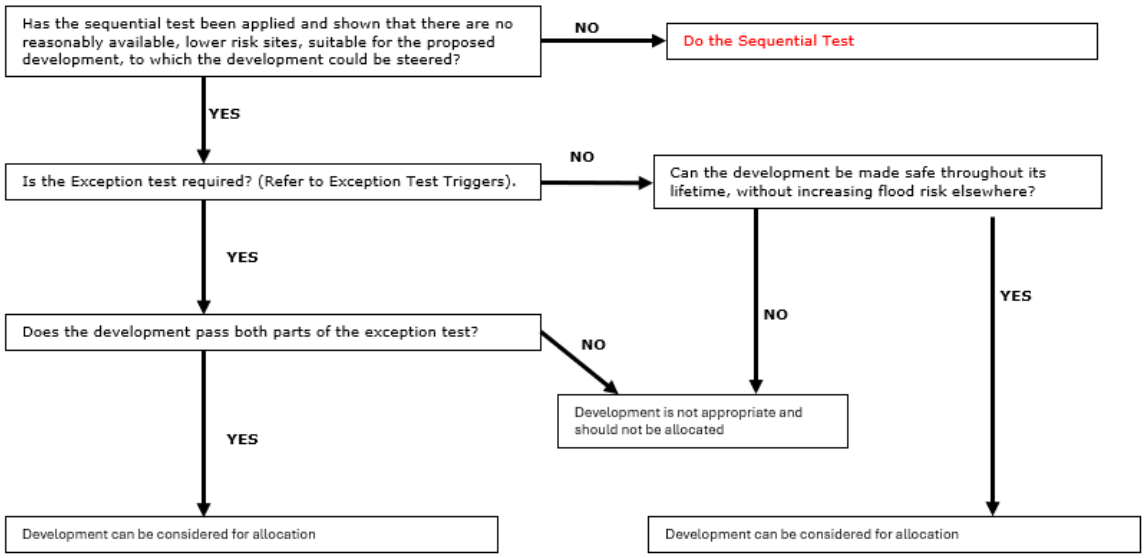
The Sequential Test should be applied to the whole Plan area to increase the likelihood of allocating development in areas not at risk of flooding. The Sequential Test can be undertaken as part of the Sustainability Appraisal. Alternatively, it can be demonstrated through a free-standing document, or as part of a strategic housing land, or employment land availability assessments. The PPG for Flood Risk and Coastal Change describes how the Sequential Test should be applied in the preparation of a Local Plan (Table 4).

Table 4 - Application of the Sequential Test in preparation of a Local Plan



The Exception Test should only be applied following the application of the Sequential Test and as set out in Table 3 of the PPG: Flood Risk and Coastal Change. The PPG describes how the Exception Test should be applied in the preparation of a Local Plan.

Table 5 - Applying the Exception Test in the preparation of a Local Plan



3. Planning Considerations

Overview of Work

This section sets out the approach that has been applied in carrying out the NPPF Sequential Test of potential development sites throughout the Plan area that are being considered as possible development allocations through the preparation of Local Plan Allocations. The SWLP will form the Local Plan for the South Warwickshire Councils on adoption.

Approach of South Warwickshire Councils to Site Allocations

Accompanying the Regulation 19 SWLP are the respective Level 1 SFRAs for each both Stratford DC, and Warwick DC, both of which were published in October 2022. Addenda for these were produced in January 2026, in response to the updated RoFSW in January 2025, and updates to planning policy relating to flooding.

Within the Regulation 19 SWLP, the approach toward providing new homes, jobs, infrastructure, and community facilities over the Plan period has been established.

Draft Policy DS.2 within the Reg 19 SWLP sets out the Spatial Development Strategy for the Plan area, and states that development will be focused on new settlements and within and adjacent to existing built-up areas at a scale sufficient to ensure appropriate services and infrastructure are delivered to support growth. This Policy also provides a hierarchy of development site typologies, with previously-developed land in urban areas being treated as the

highest priority, in accordance with paragraph 124 of the NPPF . Given that it will not be possible to meet the needs of the Plan area solely with brownfield land, the policy sets out a number of categories of greenfield locations where development has been allocated. The categories are as follows:

- **New Settlements**. The two allocated new settlements are at a sufficient scale to provide essential services and encourage self-sufficiency. The two new settlements are Hatton in WDC, and Long Marston Airfield in SDC.
- **Strategic Growth Locations** (SGLs). These are large-scale areas of allocated growth adjacent to existing settlements. These allocations will deliver significant new infrastructure intended to meet the needs of both the future residents, and the existing settlements which these allocations will extend. Policy DS.2 names all of the SGL allocations.
- **Local Growth Locations**. Smaller-scale allocations reflecting the needs over the Plan period of smaller communities. These allocations will be expected to make 'proportionate' contributions to infrastructure.
- **Other Growth Locations**. These locations are unallocated locations where development is acceptable in principle i.e. where windfall development is expected to come forward provided it is otherwise compliant with the development plan, subject to material considerations. Such locations include employment development within major employment sites, and residential development within the Built-Up Area Boundary (BUAB) of larger settlements, with the scale of residential development acceptable varying on the size of the respective sizes of the settlements.

Development allocations have been made based on several factors relating to the needs of both the Plan area as a whole, and the individual locations.

Throughout the Plan area, locations were grouped into Priority Areas. It was decided that sites outside of any Priority Area would only be considered if they could accommodate significant infrastructure provision, to an extent comparable to new settlements. The characteristics of sites within each Priority Area are set out in the below table, and a site was only required to have one of the characteristics described to fall within the Priority Area to which the characteristic relates.

	Priority 1	Priority 2	Priority 3
Urban Land	• Within existing Built-Up Area Boundaries of main town, or Main Rural Centre	-	-
Rail	• 800m of Group A station	• 2km of Group A station	• 5km of Group A station
	-	• 800m of Group B or Group C station	• 2km of Group B or Group C station
	-	-	• 800m of Group D station
Bus	-	• Area with 0-15 min travel time to major town	• Area with 15-30 min travel time to major town
Enterprise Hubs	• 800m of town centre (main towns)	• 2km of town centre (main towns)	• 5km of town centre (main towns)
	• 400m of town centre (Main Rural Centres)	• 800m of town centre (Main Rural Centres)	-
	• 400m of business park or industrial estate	• 800m of business park or industrial estate	-
	• 800m of major employment site	• 2km of major employment site	-
	• Within boundary of other significant rural employment site	• 400m of other significant rural employment site	-
	-	• 800m of neighbouring major settlement	• 2km of neighbouring major settlement
Socio-economic	• 800m of LSOA in 10% most deprived for:	• 800m of LSOA in 20% most deprived for:	• 800m of LSOA in 30% most deprived for:
	○ Employment Domain	○ Employment Domain	○ Employment Domain
	○ Wider Barriers to Housing and Services Sub-domain	○ Wider Barriers to Housing and Services Sub-domain	○ Wider Barriers to Housing and Services Sub-domain

Figure 1- Schedule of Priority Areas

Methodology

This section sets out the approach that has been applied in carrying out the Sequential Test to narrow down the scope of potential residential development sites within the Plan area.

Set out below is an outline of the approach taken to testing potential residential development sites.

Stage 1
An assessment was undertaken to determine where growth within the Plan area can meet the area's housing and economic needs in a manner which accords with the objectives of the NPPF. While urban brownfield was identified as the most preferred option, followed by large scale concentrations of strategic growth being seen as preferable to other forms of development, it was recognised that some smaller sites would be required both for the purposes of policy compliance, and due to smaller sites generally being considered more deliverable than large-scale strategic growth. There was no settlement hierarchy used in the site selection progress, rather it was decided that locations were to be chosen based on a balance of identified beneficial characteristics, versus site constraints.

Stage 2
A Housing and Economic Land Availability Assessment (HELAA) was undertaken to assess the potential development sites within the Plan area. The HELAA was split into two parts, with Part A sifting out sites with constraints that were sufficiently significant that mitigation would not be reasonably achievable. Sifted out sites were removed from consideration for Part B of the HELAA. Sites with an area of less than 0.4ha, and deemed unlikely to accommodate 10+ dwellings were automatically sifted out, as were those put forward for 'protection', those 'substantially' (50%+ of gross area) within the National Landscape or a Registered Park and Garden, sites entirely within an area subject to one of a number of named ecological designations, sites substantially within Flood Zones 2 or 3, entirely within an area subject to surface water flooding, or substantially within a minerals and waste allocation, among others. Sites considered to be divorced from any existing settlement, without being of sufficient size to accommodate a new settlement, either in itself, or in combination with adjacent available sites were automatically sifted out, along with sites which were demonstrably unlikely to made viable for development. Sites which Officers considered to have a too large a number of 'Amber' ratings, which they felt could not be overcome, were in some instances sifted out.

Part B of the HELAA then gave each site not sifted out a score based on the site constraints, which were grouped together in order to reflect the 5 overarching principles of the SWLP. A lower score meant that a site had fewer constraints, and was thus more preferable to those with a higher score.

A range of evidence including the Sustainability Appraisal, and Level 1 SFRA were used to determine whether sites would be suitable for allocation.

Stage 3
A Regulation 18 'Preferred Options' Consultation exercise was then undertaken in order to allow relevant stakeholders to comment on this stage of the plan, including the sites assessed as part of the HELAA.

The two-stage nature of the HELAA, which sifted out at the first stage sites considered to have an unacceptable and unmitigable level of any one constraint, including flooding, along with the HELAA considering a broad range of factors at both stages meant that flood risk was ultimately not the sole deciding factor in allocating sites. Allocations comprised of a mix of both individual sites, and sites combinations of sites which were sufficiently close together to be considered as a single strategic growth location, or new settlement. The allocations were made for a number of different uses, and the level of flood risk considered acceptable will vary based on the use for which any given site was allocated. The primary motivation for the sites to be allocated was based on the sustainability, either individually, or in combination with other nearby sites, of their respective locations.

A total of 190 of the sites assessed within the HELAA were allocated within the Regulation 19 SWLP, with 14 of these being allocated between the two respective proposed New Settlements, 67 being allocated within proposed Strategic Growth Locations, and 4 within Strategic Employment Sites. The remaining sites have been allocated individually as non-strategic sites, selected on the basis that they are generally able to be delivered more quickly than larger strategic sites, and can be utilised to meet needs specific to their surrounding areas with less difficulty than larger sites.

Regarding New Settlements and Strategic Growth Locations, these were subject to detailed refinement of developer assumptions via the SWLP Concept Masterplanning process led by external consultants AECOM. This considered constraints which included flood risk, and directed development towards areas with low-levels of flood risk within sites. This added a detailed level of

assessment for Officers, which ensured that Flood Risk was taken into account when refining the Spatial Growth Strategy.

Local Growth Locations were selected following an additional layer of assessment by Officers, this included holistic consideration of the HELAA results, and consideration of the SFRA findings by JBA to ensure that selected sites tended to be located in areas with lower levels of flood risk. Holistic assessment of HELAA scores included a detailed review of whether combined or particular constraints captured within the mechanical HELAA process, warranted a site beign ruled out following further assessment, whilst a combined HELAA score of over 60 was enough to rule out a site entirely in principle. Furthermore, The entire "long-list" of non-strategic sites was shared with consultants to ensure consistency between selected and non-selected sites, so that if any further Local Growth Locations are required later in the plan-making process, they have been subject to the same level of assessment as selected sites. It was recognised that some sites required further assessment following their initial review and would potentially be subject to the exception test by Officers as set out below.

Findings of the Sequential and Exception Test

As set out above, the Sequential Test has been applied to all sites that have been promoted through the local plan process and the whole local plan authority area, with the exception of those sites that have been omitted from detailed assessment due to significant environmental constraints which justifiably ruled the site from being developed.

It was considered appropriate to distinguish between strategic, and non-strategic sites in the Sequential Test, due to strategic sites being expected to be of far larger scale and providing a significantly greater extent of infrastructure than would be expected from non-strategic sites.

Table 6 - Summary of Sequential Test results tables

Table number and title	Proposed for allocation	Overview
Table 1a: Sites entirely in Flood Zone 1, and at low risk of flooding from all other sources (immediately pass the sequential test), that are proposed for allocation	Yes	40 non-strategic sites immediately pass the sequential test and are proposed for allocation.
Table 1b: Sites in Flood Zone 1, and at low risk of flooding from all other sources (immediately pass the sequential test), that are not proposed for allocation	No	All other sites that were unallocated in the local Plan due to various overarching technical constraints that would make development inappropriate.

Table 1c: Sites in Flood Zone 1 and at risk of flooding from other sources (not immediately passed the sequential test), that are proposed for allocation	Yes	A total of 49 non-strategic sites were allocated as a result of there being an insufficient number lack of reasonably available sites with the capacity to accommodate the identified housing need for the Plan area, in accordance with paragraph 174 of the NPPF.
Table 1c(i): Exception test for sites in Flood Zone 1 and at risk of flooding from other sources (not immediately passed the sequential test), that are proposed for allocation	No	Not applicable for South Warwickshire area.
Table 1d: Sites in Flood Zone 1 and at risk of flooding from other sources (not immediately passed the sequential test), that are not proposed for allocation	No	All other sites that were unallocated in the local Plan due to various overarching technical constraints that would make development inappropriate.
Table 2a: Sites in Flood Zone 2 (not immediately passed the sequential test), that are proposed for allocation	Yes	Proportion of 55 sites identified as being in Flood Zone 2/3, subjected to detailed assessment by officers of development proposals relative to areas of fluvial and surface water flood risk as part of Exception Test considerations.
Table 2b: Sites in Flood Zone 2 (not immediately passed the sequential test), that are not proposed for allocation	No	All other sites that were unallocated in the local Plan due to various overarching technical constraints that would make development inappropriate.
Table 3a: Sites in Flood Zone 3 (not immediately passed the sequential	Yes	Proportion of 55 sites identified as being in Flood Zone 2/3, subjected to detailed

test), that are proposed for allocation		assessment by officers of development proposals relative to areas of fluvial flood risk as part of Exception Test considerations.
Table 3b: Sites in Flood Zone 3 (not immediately passed the sequential test), that are not proposed for allocation	No	All other sites that were unallocated in the local Plan due to various overarching technical constraints that would make development inappropriate, including flood risk as applicable.
Table 4a: Potential windfall sites that are not proposed for allocation but lie within the defined settlement boundary and could come forward under the current policy framework OR sites assessed as potentially suitable for development but not proposed for allocation	No	See housing trajectory for assumptions regarding windfall sites. These would be subject to flood risk as part of the consideration of any planning application.

4. Exception Test

Of the sites allocated, a total of 55 are partly within Flood Zones 2 and/or 3. 33 of these are sites which, either individually or combined, form the so-called strategic sites, with the remaining 22 sites being allocated individually as non-strategic sites. For 38 of the sites which were partly within Flood Zones 2 and/or 3, it was considered to have been demonstrated that development within these sites could avoid Flood Zones 2 and 3 entirely, making these sites functionally entirely in Flood Zone 1. Provided that the design of any schemes within these 38 sites shows that development will take place entirely within Flood Zone 1, then it is not conceived that an Exception Test will need to be carried out for these. The full list of sites within Flood Zones 2 and/or 3 is attached in Appendix A.

The HELAA process has demonstrated an absence of better performing sites with lower levels of flood risk, in that these sites are subject to other overarching constraints that would make their development inappropriate. These are considered to form the part of the best available sites in South Warwickshire having been subject to extensive assessment by Officers. As noted in paragraph

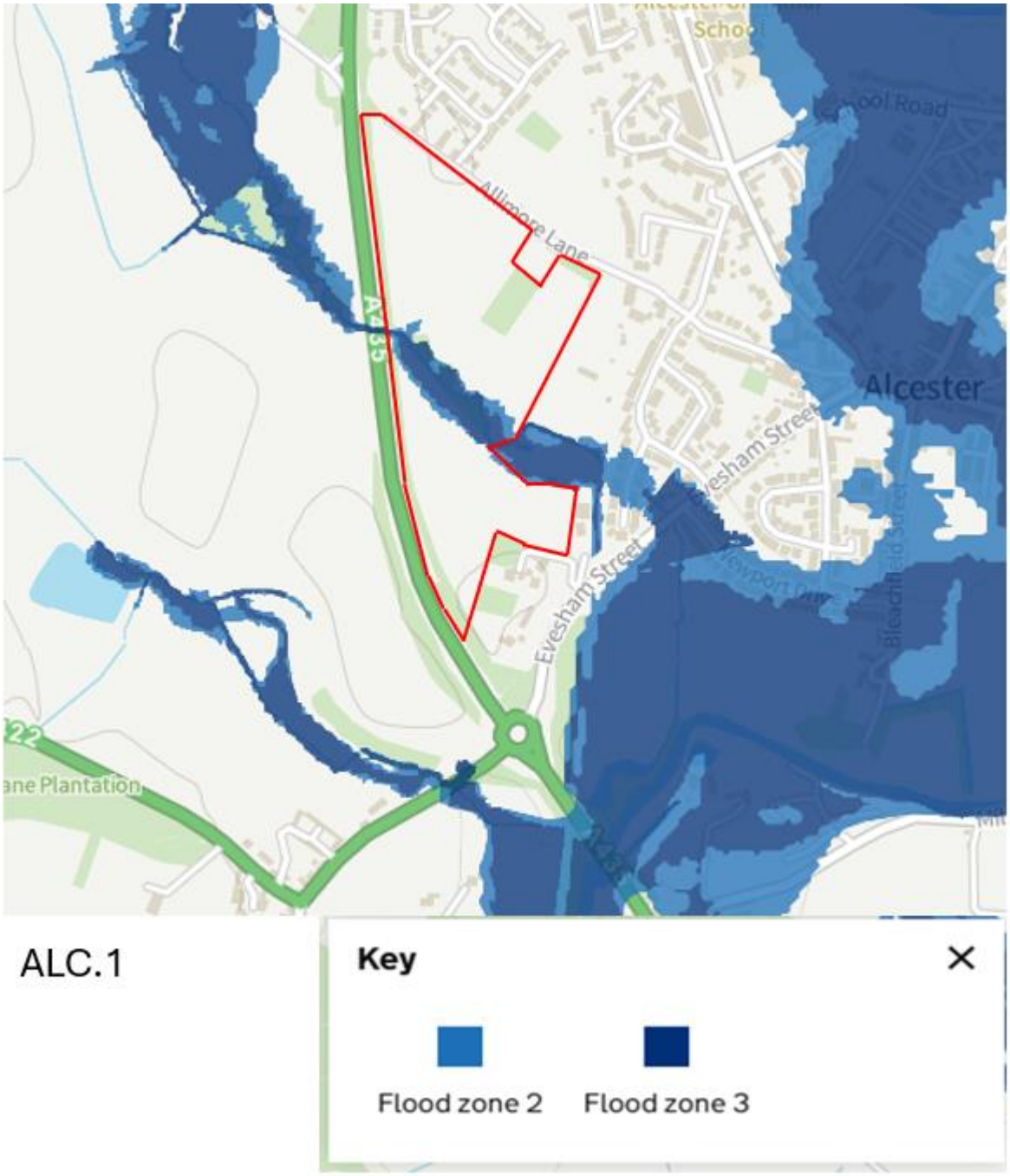
178(a) of the NPPF when applying the Exception Test, it is necessary to demonstrate whether development would offer wider sustainability benefits that outweigh the flood risk. Given the high level of housing need and employment need that has been objectively assessed as required, in line with national policy, the development proposals considered below are all considered to provide substantial benefits in planning terms when considered against the definition of sustainable development set out in the NPPF at Paragraph 8. This is the starting point for consideration of the Exception Test. Further details regarding the housing need and employment need, and how these have been derived are available in the Growth Strategy Topic Paper.

It should be noted that allocated sites with high levels of Surface Water Flood Risk have not been subject to the exception test in line with national policy. It is considered that sites with high levels Surface Water Flood Risk will be required to demonstrate via a Flood Risk Assessment in support of any planning application how development will be made safe in its lifetime.

4.1 Site Specific Details

The allocated sites considered to trigger the Exceptions Test have been set out below.

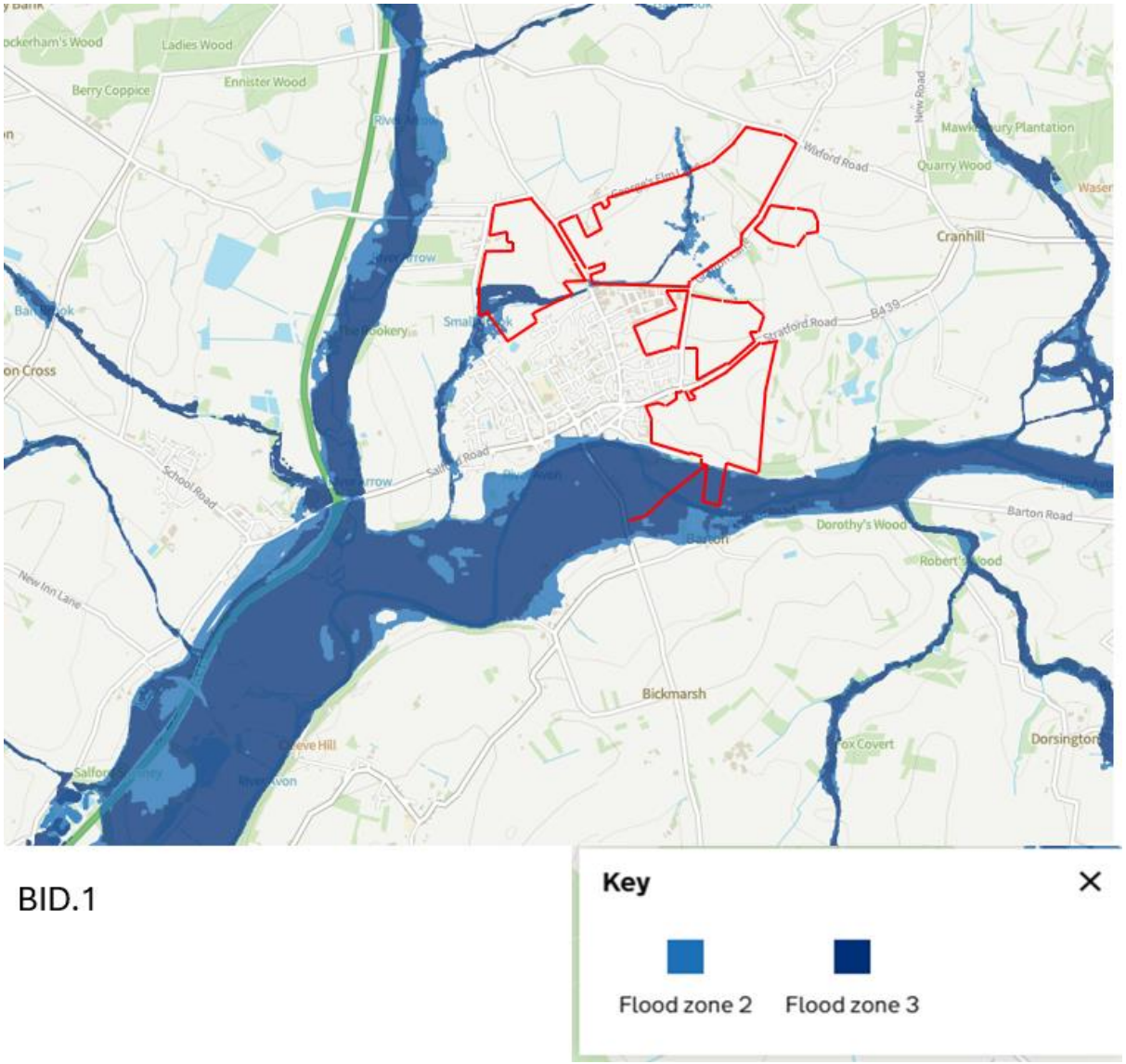
ALC.1



ALC.1 was selected on the basis of its close relationship to Alcester, being walking distance from the town centre, along with there being the capability for the site to connect to the new build estate to the north. It is considered that the sustainable location of the site is sufficient for it to be selected for allocation. This allocation has the capacity for up to 286 dwellings. The site is partly within Flood Zones 2 and 3, with an existing watercourse running through the centre of the site, and it is not clear that the development allocated could be carried out entirely on Flood Zone 1. The assumption is therefore that the development cannot be carried out entirely within Flood Zone 1, and it will need to be demonstrated in a subsequent planning application that the development can be

made safe from flooding throughout its lifetime, in accordance with paragraph 178(b) of the NPPF, and Policy ID.9(D) of the Reg 19 SWLP.

BID.1

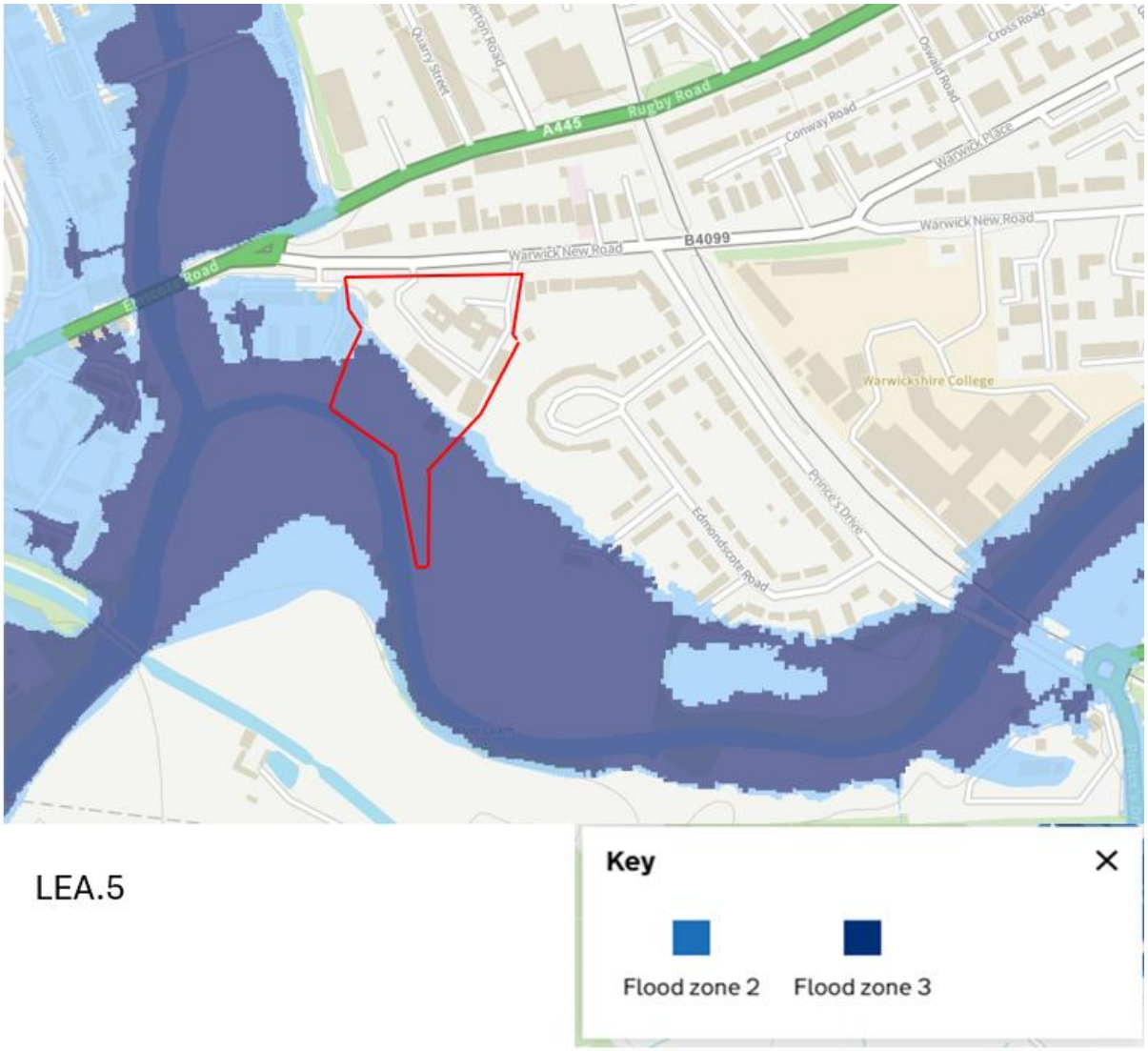


BID.1

BID.1 is a Strategic Growth Location for 2,225 dwellings, along with other community, employment, and education facilities. BID.1 was selected for allocation due to its close relationship to the existing main rural centre of Bidford-on-Avon, and the capacity of the site to deliver necessary infrastructure benefits to both offset the impacts of the development on the existing village, along with providing services which will enable Bidford-on-Avon to better function as a main rural centre. Masterplanning of the allocation to date suggests that it will not be possible to direct the entire development to Flood Zone 1, with particular concern being the proposed crossing over the River Avon, and link to the Honeybourne Road at the south of the site. It will therefore need to be demonstrated on any subsequent planning application on the site that

development of the Strategic Growth Location can be made safe from flooding throughout its lifetime, in accordance with paragraph 178(b) of the NPPF, and Policy ID.9(D) of the Reg 19 SWLP.

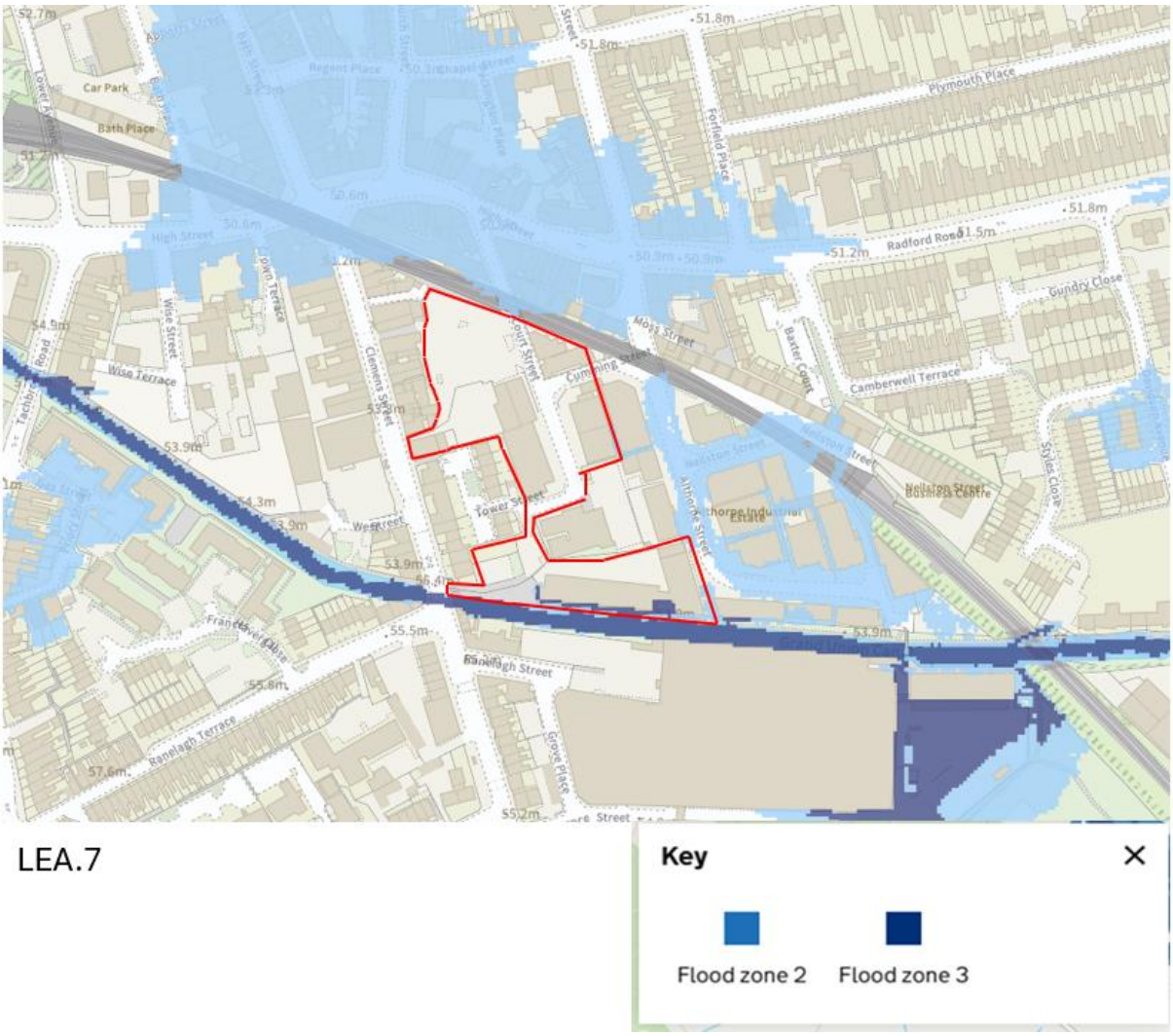
LEA.5



LEA.5

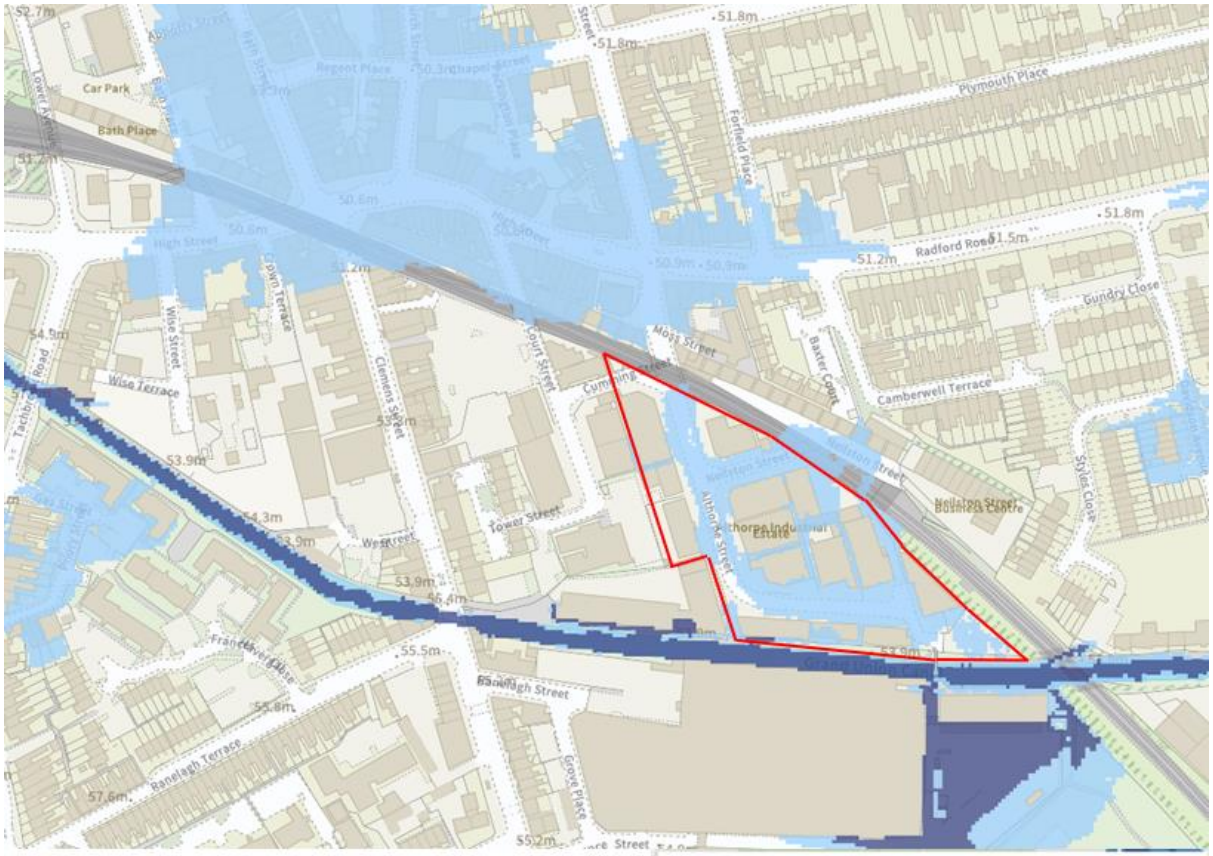
LEA.5 is a Local Growth Location for housing within Royal Leamington Spa, and considered to be a highly sustainable location, within close proximity to both Leamington, and Warwick. The site is also previously developed land, with a number of buildings on the site. A significant amount of LEA.5 is within Flood Zones 2 and 3, meaning that it is unlikely that the site will be able to entirely direct development into Flood Zone 1, and it will need to be demonstrated that the development of the site can be made safe from flooding throughout the lifetime of the development, in accordance with paragraph 178(b) of the NPPF, and Policy ID.9(D) of the Reg 19 SWLP.

LEA.7



This site has been selected as a non-strategic housing allocation. LEA.7 is a highly sustainable location, on urban previously developed land close to the centre of Leamington. While the majority of the site is within Flood Zone 1, it can be seen on the above map that there are areas of Flood Zones 2 and 3 on the existing accesses to the site, and therefore it cannot be assumed that development of the allocation can be carried out entirely within Flood Zone 1. It is considered therefore that it will need to be demonstrated that the development of the site can be made safe from flooding throughout the lifetime of the development, in accordance with paragraph 178(b) of the NPPF, and Policy ID.9(D) of the Reg 19 SWLP.

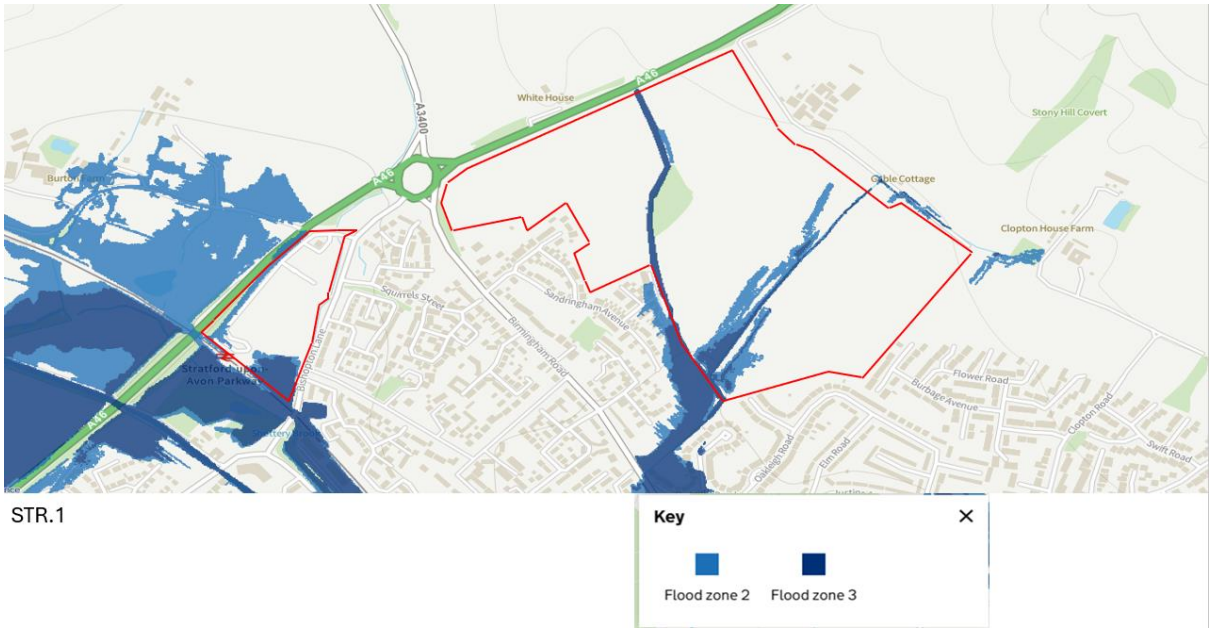
LEA.9



LEA.9

LEA.9 has been selected for allocation as a Non-Strategic Mixed-Use, Leisure, Community and Town Centre site. This is an urban, previously-developed site near to the centre of Leamington. As is shown in the above map, the majority of LEA.9 is within Flood Zone 2, and it is not apparent that the allocated development could take place entirely within Flood Zone 1, therefore meaning that it will need to be demonstrated that development of the site can be made safe throughout the lifetime of the development, in line with paragraph 178(b) of the NPPF, and ID.9 of the Reg 19 SWLP.

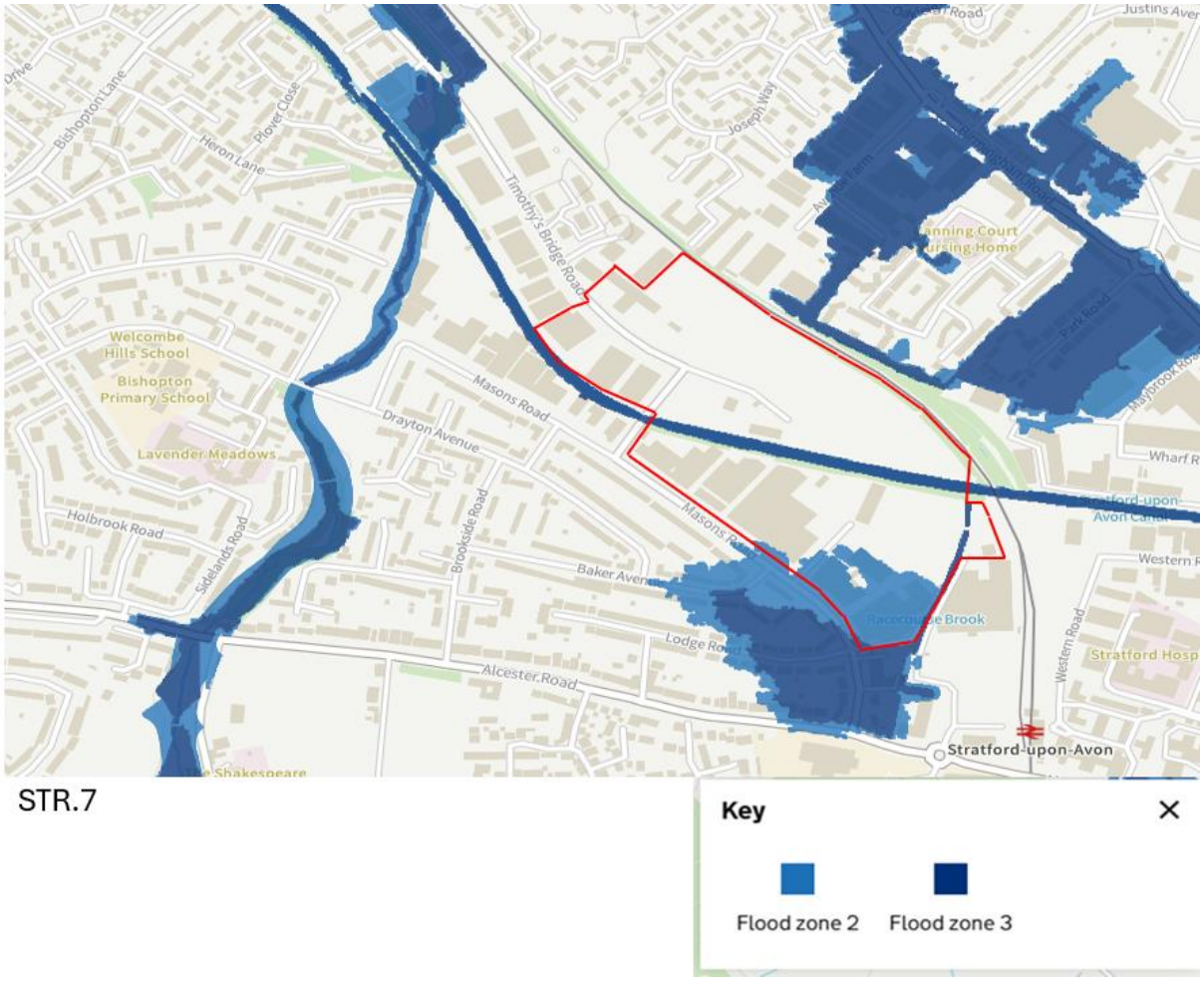
STR.1



STR.1

STR.1 is a Strategic Growth Location, formed of two parcels across the north of Stratford-upon-Avon. STR.1 is a logical and sustainable extension to Stratford-upon-Avon, and the site has a capacity of 777 dwellings. Stratford-upon-Avon is identified as a main urban area by the Regulation 19 SWLP, and is classified as the 'main town' within the existing Core Strategy for Stratford-on-Avon District. The site sits mostly within Flood Zone 1, although masterplanning to date has indicated that development will not entirely avoid Flood Zones 2 and 3.

STR.7



STR.7 has been selected as a non-strategic allocation for mixed-use development. STR.7 has been allocated on the basis of its sustainable location, utilising previously-developed land close to the centre of Stratford-upon-Avon. STR.7 sits mostly within Flood Zone 1, although there are parts of the site which are in Flood Zones 2 and 3, and it has not, to date been made apparent that the allocated development can be entirely within Flood Zone 1. For this reason, the allocation is considered to trigger the Exception Test, and it will need to be demonstrated that the development can be made safe throughout its lifetime, in line with paragraph 178(b) of the NPPF, and Policy ID.8(D) of the Reg 19 SWLP.

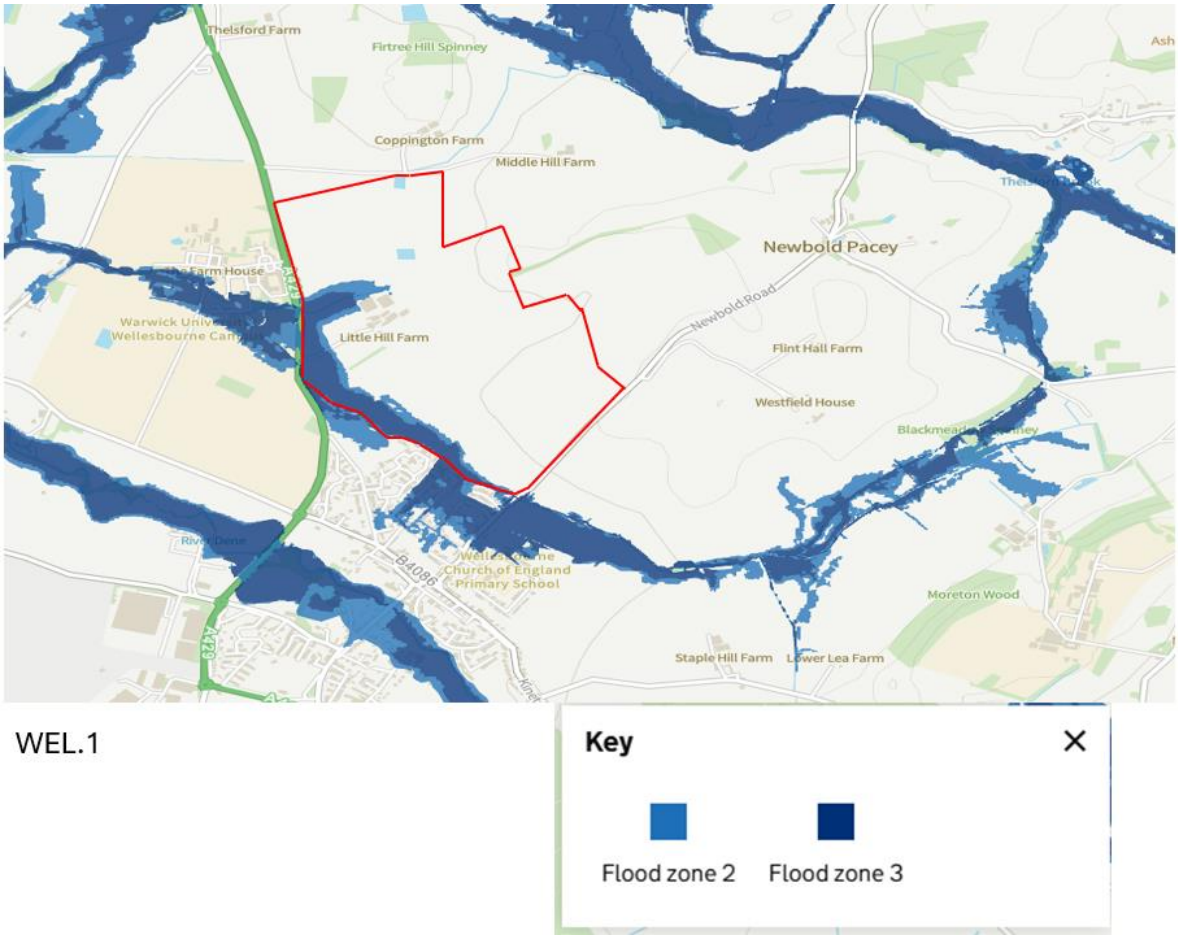
WAR.5



WAR.5

WAR.5 is a non-strategic employment allocation within Warwick. The site has been selected for allocation based on its sustainable location. Most of WAR.5 is within Flood Zone 1, as shown on the above map, although it is partly within Flood Zones 2 and 3. It has not yet been demonstrated that the development can take place entirely within Flood Zone 1, and it assumed at this stage to trigger the Exception Test. It will therefore need to be demonstrated that the allocated development can be made safe from flood risk throughout its lifetime, in line with paragraph 178(b) of the NPPF, and Policy ID.8(D) of the Reg 19 SWLP.

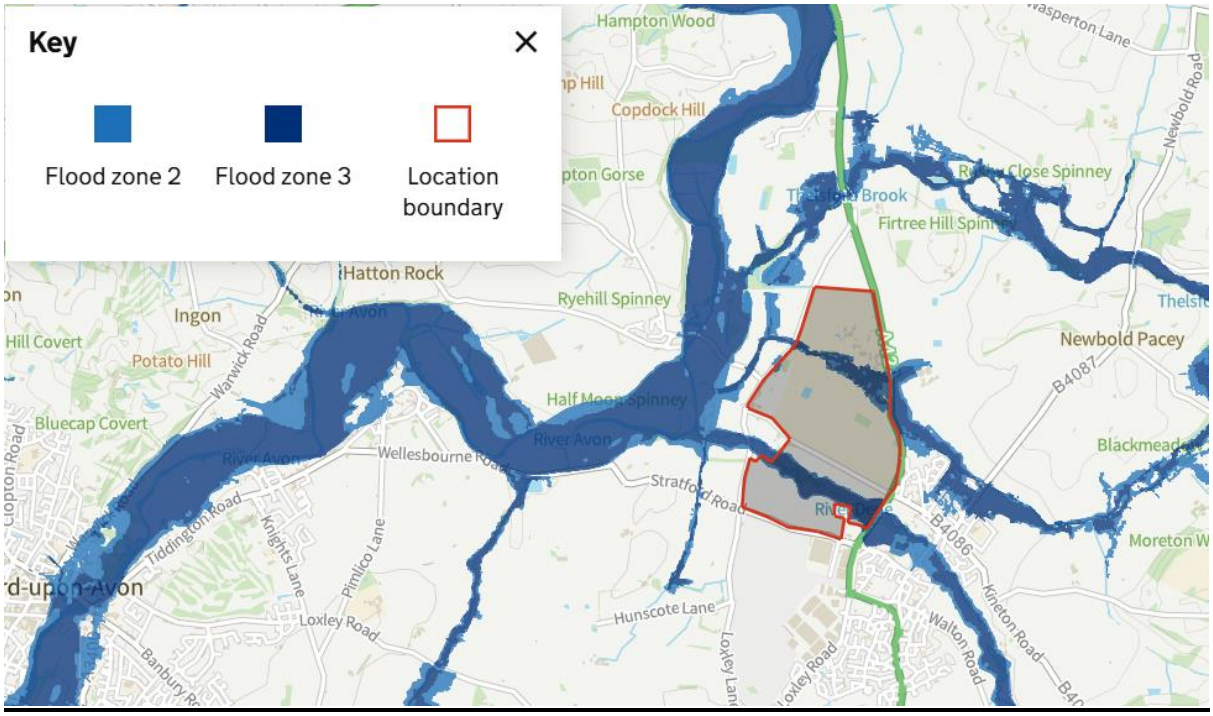
WEL.1



WEL.1

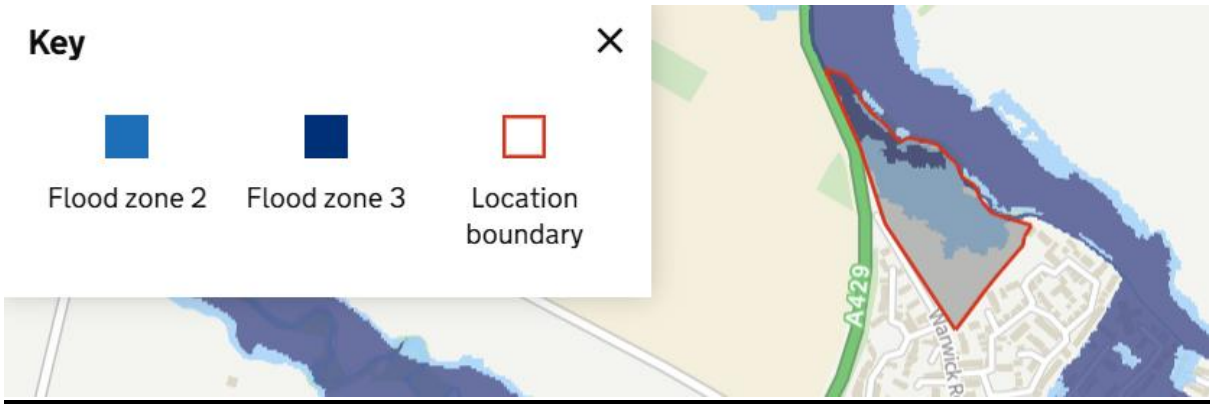
WEL.1 is allocated for a Strategic Growth Location. WEL.1 is located on the edge of Wellesbourne and has an indicative capacity of up to 1,331 dwellings. The allocation would form a logical and sustainable extension to Wellesbourne. Masterplanning of the allocation to date appears to indicate that the allocated development will not be entirely located within Flood Zone 1, and therefore triggers the Exception Test. It is considered that it will need to be demonstrated that allocated development can be made safe from flooding throughout its lifetime, in accordance with Policy ID.8(D) of the Reg 19 SWLP, and paragraph 178(b) of the NPPF.

WEL.5



WEL.5 is a non-strategic employment site which overlaps with areas of the WEL.1, as allocated in the South Warwickshire Local Plan. The central focus of the policy is the expansion of a campus-style buildings in the north eastern corner of the area, it will see its intensification and enlargement over the site area to become a focal point for research and development, with an additional 27ha of previously undeveloped land brought forward. WEL.5 is subject to the policy requirements set out for Strategic Allocation WEL.1, however, also includes areas that sit outside it to the south. Masterplanning of the allocation to date appears to indicate that the allocated development will not be entirely located within Flood Zone 1, and therefore triggers the Exception Test. It is considered that it will need to be demonstrated that allocated development can be made safe from flooding throughout its lifetime, in accordance with Policy ID.8(D) of the Reg 19 SWLP, and paragraph 178(b) of the NPPF.

WEL.7



WEL.7 is a non-strategic allocation for housing, within the built-up area of Wellesbourne. The site is demonstrably a sustainable location for its allocated use, which was reflected by its allocation as a draft Reserve Housing Site within the recently superseded draft SAP for SDC. As shown in the above map, it does not seem that the development will be able to be delivered entirely within Flood Zone 1, and therefore it will need to be demonstrated that the allocated development can be made safe from flood risk throughout its lifetime, in line with paragraph 178(b) of the NPPF, and Policy ID.8(D) of the Reg 19 SWLP.