

**Sequential and Exception Test  
of allocated sites in the  
Pre-Submission Draft Local Plan**

**July 2020**

## **Introduction**

- 1.1 This document sets out how flood risk has been considered in the allocation of sites in the Shropshire Local Plan,
- 1.2 Flooding has been a particularly high-profile issue in recent years. In Shropshire, the primary fluvial flood risk is along the River Severn and its tributaries. This presents fluvial flood risk to rural communities as well as to the main urban centres in Shropshire. The floodplain of the Severn is extensive through Shrewsbury and Bridgnorth (Low Town), with less extensive floodplains in the north-west and south of the County, where higher ground constrains the river. The risk of surface water flooding surface occurs from prominent overland flow routes; these predominantly follow topographical flow paths of existing watercourses or dry valleys with some isolated ponding located in low lying areas. There are notable areas of risk driven by the topography e.g. at the bottom of hills in the south of the county.
- 1.3 The Council's Strategic Flood Risk Assessment Level 1 (SFRA-1) details the extent of the flood risk from all sources in Shropshire and provides an overview of historic flooding.

## **Pre-Submission Draft Shropshire Local Plan**

- 1.4 The Local Plan will be the main document containing planning policies and site allocations for Shropshire. It will replace the Core Strategy and the Site Allocations and Management of Development (SAMDev) plans. There have been 4 stages of consultation on the Plan to date
- 1.5 Issues and Strategic Options (housing requirement, distribution of future growth, strategies for employment growth and delivering development in rural settlements);
  - Scale and Distribution of Development (preferred scale of housing and employment development, preferred distribution of growth, settlement hierarchy, growth guidelines for settlements, draft policies for Community Hubs and Clusters, identification of other development requirements);
  - Preferred Options Sites (housing policy direction, development guidelines and boundaries for settlements identified for growth, preferred sites for housing and employment);
  - Strategic Sites (identified a series of preferred strategic sites and one further potential strategic site)
- 1.6 The current stage is a Regulation 18 consultation on the Pre-Submission Draft Local Plan. A formal Regulation 19 stage will follow before the Plan is submitted to the Secretary of State. A public examination (Examination in Public) will then follow.
- 1.7 The Local Plan contains both development management policies which will apply to planning applications in Shropshire regardless of location, and settlement specific policies. The latter include site allocations for residential and employment use in more than 55 towns and villages in the county as well as three larger, strategic settlements/sites.
- 1.8 The Plan has four development management policies covering water issues:
  - DP20 Water Resources and Water Quality
  - DP21 Water Efficiency
  - DP22 Flood Risk
  - DP24 Sustainable Drainage Systems

- 1.9 Policy DP22 will ensure that the risk of flooding is properly considered when planning applications are received. However, Local Plans need to minimise flood risk at the site allocation stage: this document shows how this has been considered.

### **National policy context**

- 1.10 The National Planning Policy Framework (NPPF) requires a Sequential Test and in some cases, an Exception Test to the development of land which could be affected by flooding. These Tests apply to both allocations in the development plan and planning applications. Therefore, a Local Plan which proposes to allocate sites in either Flood Zone 2 or 3 for development should be supported by a Sequential and, if necessary, Exception Test.

NPPF states:

- 155 *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*
- 157 *All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:*
- a) applying the sequential test and then, if necessary, the exception test as set out below;*
  - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*
  - c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and*
  - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.*
158. *The aim of the sequential test is to steer new development to areas with the lowest risk 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 risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.*
159. *If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.*
160. *The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:*
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*

*b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

161. *Both elements of the exception test should be satisfied for development to be allocated or permitted.*

1.11 National Planning Practice Guidance (NPPG) gives more detail on how these tests should be applied:

***What is the aim of the Sequential Test for the location of development?***

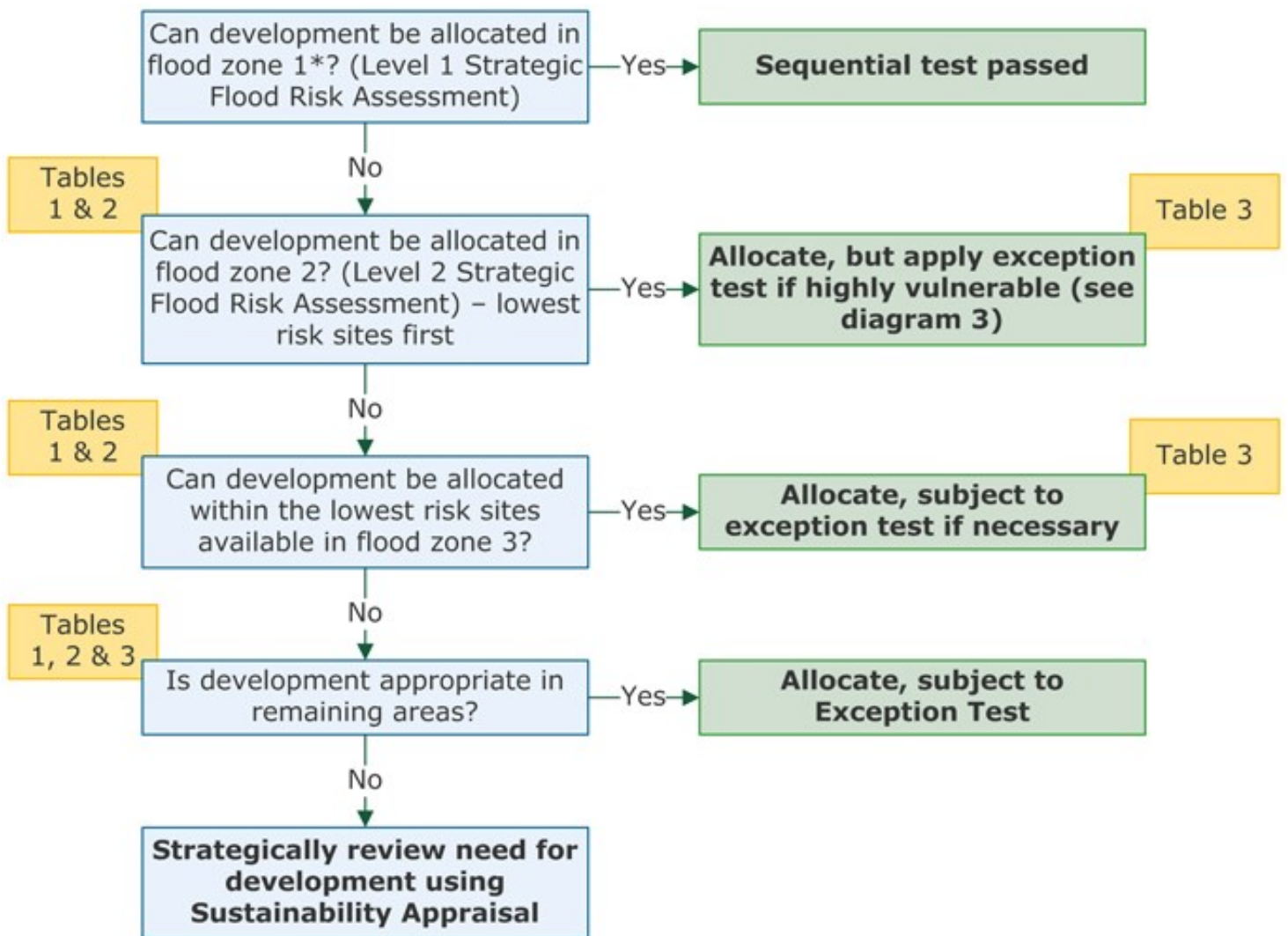
*The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.*

*Paragraph: 018 Reference ID: 7-018-20140306  
Revision date: 06 03 2014*

***Applying the Sequential Test in the preparation of a Local Plan***

*This is illustrated in diagram 2 (below). As some areas at lower flood risk may not be suitable for development for various reasons and therefore out of consideration, the Sequential Test should be applied to the whole local planning authority area to increase the possibilities of accommodating development which is not exposed to flood risk. More than one local planning authority may jointly review development options over a wider area where this could potentially broaden the scope for opportunities to reduce flood risk and put the most vulnerable development in lower flood risk areas.*

*Paragraph: 020 Reference ID: 7-020-20140306  
Revision date: 06 03 2014*



### **Assessment of flood risk for allocated sites**

- 1.12 Table 1 below shows the fluvial flood risk for all sites proposed for residential or employment use in the Local Plan. Information on the risk of flooding is taken from the council's Strategic Flood Risk Assessment Level 1 (SFRA-1, available on the council's website) . Where the SFRA-1 identified that a site was at risk of flooding, a Strategic Flood Risk Assessment Level 2 (SFRA-2, also available on the council's website) was carried out to clarify the nature and extent of this risk.
- 1.13 The SRRA-2 contains a report and a map for each site examined (available on the council's website) Each site report quantifies the flood risk and advises on actions for the Local Plan. These actions have then been carried forward into the guidelines for each allocated site.
- 1.14 Table 1 gives the flood risk from the SFRA-2 where appropriate and the relevant information from the site guidelines. Sites with flood risk are shown highlighted for ease of reference. From this it can be seen that the Pre-Submission Draft Shropshire Local Plan **does not propose development in either Flood Zones 2 or 3** (i.e. all development will be in Flood Zone 1) and thus (in line with diagram 2 of NPPG):
- **the Sequential Test is passed and**
  - **there is no requirement for the Exception Test**

**Table 1: Flood risk for allocated sites**

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
<b>Albrighton</b>	ALB017 & ALB021	180	0	0	No	n/a
<b>Alveley</b>	ALV006 & ALV007	35	0	0	No	n/a
	ALV009	35	0	0	No	n/a
<b>Bayston Hill</b>	BAY039	100	0	0	No	n/a
	BAY050	47	0	0	No	n/a
<b>Bicton</b>	BIT022	15	0	0	No	n/a
<b>Bucknell</b>	BKL008a	20	0	0	No	n/a
<b>Baschurch</b>	BNP024	35	0	0	No	n/a
	BNP035	20	0	0	No	n/a
<b>Tern Hill Barracks, Market Drayton</b>	BNT002*	750 6 ha	<1	<1	Yes	<b>SFRA-2</b> advises development should be restricted to the 99% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.
<b>Bomere Heath</b>	BOM019	40	0	0	No	n/a
	BOM020	15	0	0	No	n/a
<b>Bridgnorth</b>	BRD030*	1050 16 ha	5	6	Yes	<b>SFRA-2</b> advises development should be restricted to the 94% of the site outside Flood

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.
<b>Burford</b>	BUR001	35	0	0	No	n/a
	BUR002	40	0	0	No	n/a
	BUR004	100	0	0	No	n/a
<b>Cressage</b>	CES005	60	0	0	No	n/a
	CES006	4	0	0	No	n/a
<b>Clee Hill</b>	CHK002	20	0	0	No	n/a
<b>Chirbury</b>	CHR001	7	0	0	No	n/a
	CHR002	7	0	0	No	n/a
<b>Clun</b>	CLU005	20	0	0	No	n/a
<b>Clive</b>	CLV012	5	0	0	No	n/a
	CLV018	15	0	0	No	n/a
<b>Church Stretton</b>	CST021	70	0	0	Yes	<b>SFRA-2</b> shows that the site is not within Flood Zones 2 or 3. However, this does not mean there is no fluvial risk as the unnamed watercourse through the site has not been modelled due to its small catchment size so fluvial risk is largely unknown. Runoff is likely to be rapid given the site's location in the



Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						<p>foothills of a watershed at Windy Ridge. The surface water mapping will therefore provide an indication at this strategic scale. This shows the following: 3% of the site is in the 30-year risk zone, 5% is in the 100-year risk zone and 11% is in the 1000 year risk zone for surface water flooding.</p> <p>SFRA-2 advises that development is limited to the 89% of the site outside of the Risk of Flooding from Surface Water zones and therefore should be steered towards the western side of the site. It should be noted that the surface water flood risk bisects the site and therefore consideration is needed regarding access to the north-eastern portion of the site. If flood mitigation measures are implemented then they are tested to ensure that they will not displace water elsewhere (for example, if land is raised to permit development on one area, compensatory flood storage will be required in another). Space for green infrastructure should be considered in the areas of highest flood risk.</p> <p><b>Site guidelines specify:</b> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy.</p>

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						Any residual surface water flood risk will be managed by excluding development from the affected areas of the site and the elements of the site which can only be accessed through them, which will then form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere
<b>Ditton Priors</b>	DNP009	40	0	0	No	n/a
<b>Ellesmere</b>	ELL005 ELL008 & ELL033	170	7	10	Yes	<b>SFRA-2</b> advises development should be restricted to the 93% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.
<b>Ford</b>	FRD011	75	0	0	No	n/a
<b>Gobowen</b>	GWR009	25	0	0	No	n/a
<b>Hadnall</b>	HDL006	40	0	0	No	n/a
<b>Hodnet</b>	HHH001 & HHH014	40	HHH001 = 0 HHH0014 = 0	HHH001 = 0 HHH0014 = 0	No	n/a
<b>Hinstock</b>	HKW009	35	0	0	No	n/a
<b>Highley</b>	HNN016	100	0	0	No	n/a

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
<b>Ironbridge (former power station)</b>	IRN001*	1000 6 ha	17	20	Yes	<b>SFRA-2</b> advises development should be restricted to the 84% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.
<b>Knockin</b>	KCK009	25	3	4	Yes	<b>SFRA-2</b> advises development should be restricted to the 97% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere
<b>Ludlow</b>	LUD052*	5ha	0	0	No	n/a
	LUD056	30	0	0	No	n/a
	LUD057	10	0	0	No	n/a
<b>Llanymynech</b>	LYH007	50	0	0	No	n/a
<b>Market Drayton</b>	MDR006	125	0	0	No	n/a

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
	MDR012	70	0	0	No	n/a
	MDR034	120	5	29	Yes	<p><b>SFRA-2</b> advises development should be restricted to the 90% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere.</p> <p><b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3 these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>
	MDR039 & MDR043	120	MDR039 = 0 MDR043 = 0	MDR039 = 0 MDR043 = 0	No	n/a
<b>Minsterley</b>	MIN018	20	0	6	Yes	<p><b>SFRA-2</b> advises that Flood Zone 2 encroaches onto the northwest corner of the site; this flooding is associated with the Minsterley Brook which lies to the northwest of the site. The unnamed watercourse running along the site's western boundary is unmodelled as it lies in a small catchment which is not covered by the Environment Agency's Flood Zone mapping. Fluvial flood risk to the site from this watercourse therefore remains largely unknown.</p> <p>The Environment Agency's Risk of Flooding from Rivers and Sea mapping partially covers this site. The northwest corner of the site is</p>

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						<p>designated to be at medium risk of flooding, with an annual probability of 1%-3.3% that flooding will occur in a given year.</p> <p>SFRA-2 advises that development is limited to the 80% of the site that lies outside of the 1,000-year event outline from the Risk of Flooding from Surface Water mapping. Development should be steered away from the northern and western boundaries of the site, where there is flood risk.</p> <p><b>Site guidelines specify:</b> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>
<b>Much Wenlock</b>	MUW012 VAR	120	0	0	No	n/a
<b>Oswestry</b>	OSW017	30	0	0	No	n/a
<b>RAF Cosford</b>	P28 and parts of CFD001 P30 and	n/a n/a	0	0	Yes	<b>SFRA-2</b> advises development should be restricted to the 92% of the site that lies outside of the area at risk of flooding from surface water in the 1,000-year event.

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
	P40*					<b>Site guidelines specify:</b> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site,
<b>Bridgnorth</b>	P58a*	6.8ha	0	0	No	n/a
<b>Park Hall</b>	PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	240	PKH002 =0 PKH011 = 0 PKH013 = 3 PKH029 = <1 PKH031 = 0 PKH032 = 0	PKH002 =0 PKH011 = 0 PKH013 = 3 PKH029 = 1 PKH031 =0 PKH032 =0	Yes	<b>SFRA-2</b> screening concluded that there was only a small amount of flood risk adjacent to the railway line. This area would likely form part of a buffer strip as part of the development layout. It is also unlikely that floodwater would be able to pass the railway line.
<b>Pontesbury</b>	PON008, PON017 & PON030	40	PON008 =0 PON017 =0 PON030 =0	PON008 =0 PON017 =0 PON030 =0	Yes	<b>SFRA-2</b> shows that the site does not lie within Flood Zone 2 or 3 according to the EA Flood Zone mapping. Additionally, the site is not currently covered by the Environment Agency's Risk of Flooding from Rivers and Sea mapping. There is a small unnamed watercourse close to the site which is in culvert in a north-westerly direction under Minsterley Road. It is deemed unlikely that this would impact the site, unless any overtopping occurred at the culvert inlet, where higher topography south and east of the site lowers towards the site's south-western corner. The surface water mapping will therefore provide an indication at this strategic scale. This shows the following: 10% of the site is in the

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						<p>30-year risk zone, 15% is in the 100-year risk zone and 41% is in the 1000 year risk zone for surface water flooding.</p> <p>SFRA-2 advises that development is limited to the 59% of the site that lies outside the area at risk of flooding from surface water in the 1,000-year event, and this should be steered away from the northern portion of the site where surface water ponds in all events, and the western boundary.</p> <p><b>Site guidelines specify:</b> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site.</p>
Prees	PPW025	35	3	7	Yes	<p><b>SFRA-2</b> advises development should be restricted to the 97% of the site outside Flood Zone 3.</p> <p><b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in flood zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere</p>
Pant	PYC021	25	0	0	No	n/a
Ruyton XI Towns	RUY019	65	0	0	No	n/a
Shawbury	SHA019	80	0	0	No	n/a

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
Shifnal	SHF013	65	0	0	Yes	<p><b>SFRA-2</b> advises that the site is not impacted by Flood Zones 2 or 3 and does not fall within the Environment Agency's Risk of Flooding from Rivers and Sea dataset. Mapping indicates the presence of a drainage channel running through the site here; the site is being assessed at L2 due to surface water access constraints in this area, but the risk from this drainage channel should be investigated at site-specific level. This shows the following: 9% of the site is in the 30-year risk zone, 9% is in the 100-year risk zone and 12% is in the 1000 year risk zone for surface water flooding.</p> <p>SFRA-2 advises that development is limited to the 88% of the site not impacted by the 1,000-year surface water flooding event. Development should be steered away from the surface water flow paths through the centre of the site or close to the B4379.</p> <p><b>Site guidelines specify:</b> Site will incorporate appropriate sustainable drainage, informed by sustainable drainage strategy focusing on central north-south ditch through the site. Any residual surface water flood risk to managed by excluding built development from the affected areas of the site and providing a SuDS to form part of the Green Infrastructure network. Flood</p>



Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						and water management measures must not displace water elsewhere.
	SHF015 & SHF029	65	0	0	No	n/a
	SHF018b & SHF018d*	39ha	0	0	No	n/a
	SHF022 & SHF023 (part)	100	SHF022 =0 SHF023=0	SHF022 =0 SHF023 =0	No	n/a
Shrewsbury	SHR054a	60	0	0	No	n/a
	SHR057 & SHR177	400	SHR057 = 1 SHR177 = 21	SHR057 = 1 SHR177 = 23	Yes	<b>SFRA-2</b> advises development should be restricted to the 77% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere. <b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere
	SHR060, SHR158 & SHR161	1500	SHR060= 0 SHR158 = 0 SHR161 = 0	SHR060= 0 SHR158 = 0 SHR161 = 0	No	n/a
	SHR145	150	0	0	No	n/a

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
	SHR166*	45ha	7	15	Yes	<p><b>SFRA-2</b> advises development should be restricted to the 85% of the site outside Flood Zone 2 and 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere.</p> <p><b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network.</p>
	SHR173	450	8	13	Yes	<p><b>SFRA-2</b> advises development should be restricted to the 87% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere.</p> <p><b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>
	SHR197 VAR*	9ha	0	0	No	n/a
<b>St Martins</b>	SMH031	60	0	0	No	n/a
	SMH038	35	0	0	No	n/a
<b>Bridgnorth</b>	STC002*	4.6ha	0	0	No	n/a

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
Worthen and Brockton	WBR007 & WBR008	25	0	0	No	n/a
	WBR010	20	0	0	No	n/a
West Felton	WEF025	60	0	0	No	n/a
Wem	WEM010	120	0	0	No	n/a
	WEM025	30	0	0	No	n/a
	WEM033	60	0	0	Yes	<p><b>SFRA-2</b> advises that the site is not situated within the Environment Agency's fluvial Flood Zones 2 or 3. Similarly, the site is not covered by the Risk of Flooding from Rivers and Sea dataset. However, this does not mean there is no fluvial risk, as the watercourse along the site's northern and eastern boundary remains unmodelled due to its small catchment size so fluvial risk from this watercourse is largely unknown. Runoff is likely to be rapid given the site's location in the foothills of a watershed. The surface water mapping will therefore provide an indication at this strategic scale. This shows the following: , &lt;1% of the site is in the 30-year risk zone, 4% is in the 100-year risk zone and 17% is in the 1000 year risk zone for surface water flooding.</p> <p>SFRA-2 advises that development is limited to the 83% of the site outside of the Risk of Flooding from Surface Water zones. It should be noted that surface water flood risk bisects</p>

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
						<p>the site and therefore consideration is needed regarding access to the north-eastern portion of the site.</p> <p><b>Site guidelines specify:</b> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>
<b>Whittington</b>	WHN024	70	0	0	No	n/a
<b>Whitchurch</b>	WHT014	70	0	0	No	n/a
	WHT037 & WHT044	200	0	0	No	n/a
	WHT042	180	6	6	Yes	<p><b>SFRA-2</b> advises development should be restricted to the 94% of the site outside Flood Zone 3. Areas in Flood Zone 2 should be used for the least vulnerable parts of the development. Flood mitigation measures should not displace water elsewhere.</p> <p><b>Site guidelines specify:</b> Development will be excluded from the elements of the site located in flood zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere</p>

Settlement	Site ref	No. dwellings and/or amount of employment land	% site in Flood Zone 3	% site in Flood Zone 2	SFRA-2 needed?	SFRA-2 advice and how this has been translated to site guidelines (where relevant)
Weston Rhyn	WRP006	60	0	0	No	n/a
	WRP017	40	0	0	No	n/a

\* denotes employment use