

**Bath & North East Somerset
Local Plan (Core Strategy /Placemaking Plan)
2011-2029**

Partial Update

**Draft (Reg 19) Consultation
August 2021**

**Topic Paper:
Managing Flood Risk
Sequential Test**

**Bath & North East
Somerset Council**

Improving People's Lives

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1. Introduction

- 1.1. This report forms part of the evidence base for the Council's Local Plan Partial Update and sets out the Sequential Test for sites considered for new allocation.
- 1.2. The Development Plan in Bath & North East Somerset (B&NES) primarily comprises the Core Strategy (adopted in 2014) and the Placemaking Plan (adopted in 2017), both of which cover a plan period from 2011 to 2029. Together these documents form the Local Plan for B&NES. A full review of the Local Plan will be undertaken alongside the WECA Spatial Development Strategy (SDS) which is scheduled for publication in 2023. Therefore, in the interim, B&NES is undertaking a Partial Update of the Local Plan to address a number of urgent issues. This includes allocating further development sites to maintain the supply of new housing in order to meet the Core Strategy housing requirements and to facilitate economic development in light of green recovery objectives.

2. National Policy Context

- 2.1. National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) set the national planning policy context for consideration of flood risk. It states that the risk based sequential approach should be taken and inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

3. The Core Strategy/Placemaking Plan

- 3.1. The Core Strategy (July 2014) sets out the strategic planning framework for the District up to 2029, setting out the spatial vision and objectives. It also sets out the growth level and locations and supports sustainable economic development to deliver growth and encourage the effective use of land by reusing previously developed land and directing new development to the most sustainable locations.
- 3.2. The sequential approach was taken through the Core Strategy to justify the location of the general growth areas, to direct new development to areas with the least risk of flooding. Policy DW1 sets out growth levels and broad locations within the District. The key spatial policies are listed below and they were subject to the flood risk sequential approach through the Core Strategy.

Policy DW1 District-wide Spatial Strategy

Policy B1 Bath Spatial Strategy

Policy B2 Central Area Strategy

Policy B3 Strategic Policy for Twerton and Newbridge

Policy KE1 Keynsham Spatial Strategy

Policy KE2 Town Centre/Somerdale Strategic Policy

Policy SV1 Somer Valley Spatial Strategy

Policy SV2 Midsomer Norton Town Centre Strategic Policy

Policy SV3 Radstock Town Centre Strategic Policy

- 3.3. The Placemaking Plan allocated further development sites in accordance with the Core Strategy.

3.4. All key supporting documents for the Core Strategy and Placemaking Plan are listed below.

Table 1 Core Strategy and Placemaking key evidence for managing the flood risk (document hyperlinked)

Core Strategy	Key evidence	Flood Risk Topic Papers and Sequential Tests
Spatial Options consultation (Oct 2009)	SFRA Level 1 (April 2008) SFRA Level 2 Bath (July 2009) SFRA Level 2 Keynsham (July 2009) SFRA Level 2 MN/Radstock (July 2009) FR Management Strategy (June 2010) SFRA Level 2 update MN/Radstock (June 2011)	Interim Sequential and Exception Tests for Strategic Sites (Dec 2009)
Publication consultation (Dec 2010)		Sequential and Exception Tests (Nov 2010) Appendix B 1 and Appendix B 2
Publication with Proposed Changes (Sept 2011)	Bath Compensatory Storage Study Phase 1 (Nov 2011) Bath Compensatory Storage Study Phase 1 Not on Reviewed Flood Storage Volume (Nov 2011)	Topic Paper Flood Risk Management (May 2011)
Draft Core Strategy with proposed changes (Nov 2013)	Bath Flood Risk Management Project Technical Note (Jan 2013) Bath Flood Risk Management Project Technical Note Addendum (Nov 2013) Bath Flood Risk Management Project – Letter of Compliance EA (Feb 2013) Bath Flood Risk Management Project Technical Note Addendum (Nov 2013)	The Sequential and Exception Tests update (March 2013)
Adopted Core Strategy (July 2014)		
Placemaking Plan		Sequential Test Nov 2015

4. Local Plan Partial Update

4.1. As this is a partial update to the existing Plan, and not a new Plan, the scope of the changes is confined to those areas that can be addressed without changing the spatial priorities; the spatial strategy; or the strategic housing and job growth requirements set out in the Core Strategy & Placemaking Plan.

4.2. In summary the key proposed elements or scope of the partial update are:

- Updating policies in order that they better address the climate and ecological emergency
- Replenishing housing supply in order that the Core Strategy housing requirement can be met and the necessary supply of housing land maintained

- Addressing a limited range of other urgent local issues e.g. related to the ‘green recovery’
 - Amending policies for clarity and to ensure they are aligned with up to date national policy
- 4.3. Monitoring (March 2021) shows that there is a housing supply shortfall of about 1,100 dwellings against the Core Strategy housing target (13,000 dwellings). This takes into account the annual requirement to deliver 722 dwellings for the rest of the plan period. In order to meet this shortfall, the LPPU allocates sites for housing in accordance with the spatial strategy set out in the Core Strategy. This report sets out the flood risk consideration and sequential test justifications for these sites in section 6.

5. Sustainability Appraisals

- 5.1. The sequential test has been incorporated within the Council’s Sustainability Appraisal process (SA) to assess alternative development sites. Flood risk is one of the critical criteria in appraising potential sites.

Table 2 Sustainability Appraisals – Key Objective

Objective 10	Appraisal question/prompts (does the policy / option lead to.....)
Reduce vulnerability to, and manage flood risk (taking account of climate change)	<ul style="list-style-type: none"> • Development which supports and corresponds with appropriate flood risk management guidance including applying natural solutions and a sequential approach and policies for any form of flooding including surface water flooding? • Development which incorporates SUDS?

- 5.2. The draft SA report and associated documents are subject to public consultation along with the schedule of changes to the Local Plan (Core Strategy and Placemaking Plan) from 27th August to 8th October 2021. All relevant documents can be found at www.bathnes.gov.uk.

6. The Sequential Test

- 6.1. Site assessments were carried out using the Council’s Strategic Flood Risk Assessments. The latest update took place in 2018 as set out below.

Strategic Flood Risk Management Level 1 (JBA) [link](#)

Appendix A: the topographic sensitivity of Flood Zone 2(2018)
 Appendix Aa Radstock [link](#), Appendix Ab Midsomer Norton [link](#), Appendix Ac Paulton [link](#), Appendix Ad Temple cloud [link](#), Appendix Ae Clutton [link](#), Appendix Af Timsbury [link](#), Appendix Ag Salford [link](#), Appendix Ah Bathford [link](#), Appendix Ai Chew Magna [link](#), Appendix
 Appendix B Technical Note for Appendix A [link](#)
 Appendix C Sewer flood incidents (non-operational)since 2004 [link](#)
 Appendix D EA Recorded Flood Outlines [link](#)
 Appendix E Topography
 Appendix F Superficial Geology [link](#)
 Appendix G Bedrock Geology [link](#)
 Appendix H Watercourse [link](#)
 Appendix I Flood Zone [link](#)
 Appendix Ib Flood Zone more area specific maps [link](#)
 Appendix J Surface Water Flood Risk [link](#)

Appendix Jb Surface Water Flood Risk more area specific maps [link](#)
 Appendix K Groundwater Vulnerability [link](#)
 Appendix L Flood Warning and Alerts [link](#)

6.2. Any sites which lie within Flood Zone 1 are considered to pass the sequential test. However, if a risk from surface water is identified, further consideration needs to be given. The Partial Update proposes to allocate 11 new sites and amend 8 previously allocated sites in the Placemaking Plan. Table 3 sets out the summary of the sequential test applied. Please see Appendix A for full assessments.

Table 3 Site analysis summary

Site	Flood Zone	Existing uses	Proposed uses Capacity (homes)	Sequential/Exception Test	Commentary
New allocation					
Policy SB22 Locksbrook Road Creative Hub	FZ1, 2 and 3a (SFRA) FZ1 and 2 (EA)	Mixed use – education, industrial, vet and leisure.	Mixed use – education (more vulnerable), industrial (less vulnerable), leisure (less vulnerable), student accommodation (more vulnerable)	Pass	The site allocation reflects the existing use and the extant planning permission (20/00023/FUL). The sequential test was applied and justified through the planning application process and Policy SB22 does not allow any more student accommodation than the extant permission allows.
Policy SB23 Weston Island	FZ3a (SFRA) FZ1 (EA)	Industrial	Industrial (less vulnerable)	Pass	This site is currently used as a Bus Depot. The site provides an opportunity to relocate valued employment uses from more central locations in the city. Taking into account the flood risk, Policy SB23 does not allow any residential use.
Policy SB24 Sion Hill	FZ1	Education	Residential (more vulnerable)	Pass	This is a new allocation for housing (100 homes).
Policy SB25 St Martin's Hospital	FZ1	Hospital	Residential (more vulnerable)	Pass	This is a new allocation for housing (50 homes).
Policy SB26 Park and Ride (Lansdown)	FZ1	Park and Ride	Transport Interchange (Essential Infrastructure)	Pass	Transport interchange would include facilities such as cycle parking, electric bike hire and charging, micro mobility, walking infrastructure and wayfinding, last mile freight consolidation, coach parking and interchange with a range of public transport services.
Policy SB26 Park and Ride (Odd Down)	FZ1	Park and Ride	Transport Interchange	Pass	Transport interchange would include facilities such as cycle parking, electric bike hire and charging, micro mobility, walking infrastructure and wayfinding, last mile freight consolidation, coach parking and interchange with a range of public transport services.

Policy SB26 Park and Ride (Newbridge)	FZ1 (the small area along A4 Newbridge Road touches FZ2	Park and Ride	Transport Interchange	Pass	The site is mainly FZ1 but the edge of the site along A4 Newbridge Road touches FZ2, but this area can be avoided for any development. Transport interchange would include facilities such as cycle parking, electric bike hire and charging, micro mobility, walking infrastructure and wayfinding, last mile freight consolidation, coach parking and interchange with a range of public transport services.
Policies KE3C and KE3D Keynsham safeguard land (2 sites)	FZ1	Agricultural Greenfield	Residential (more vulnerable)	Pass	The sites were removed from the Green Belt and safeguarded for development through the Core Strategy Policy KE3b. The LPPU allocates these two sites for housing development (280 homes).
Policy KE5 Keynsham Treetops	FZ1	Former nursing home	Residential (more vulnerable)	Pass	This is a new allocation for housing (35 homes).
Policy SSV21 Midsomer Norton, Silver Street	FZ1	Greenfield	Residential (more vulnerable)	Pass	This is a new allocation for housing (10 homes).
SSV9 Paulton (former printworks)	FZ1	Former industrial use	Mixed use: Housing (more vulnerable) and employment (less vulnerable)	Pass	The wider area was allocated though the B&NES Local Plan (2007) Policy V3. The rest of the area is now developed and the LPPU allocates the remaining areas for development including 80 homes.
Amended policies					
Policy SB1 Cattlemarket	FZ1	Car parking	Mixed use: Residential (more vulnerable) and office/workshop, restaurant, retail and hotel (less vulnerable)	Pass	The site was allocated though the Placemaking Plan. The area close to the river is within FZ2, however development of this area can be avoided.
Policy SB8 Bath Riverside	FZ1 and 2, small areas along the river fall FZ3a.	Employment (vacant and occupied) Retail, Community, Residential	Employment, and retail(less vulnerable), Residential and education facilities(more vulnerable)	Pass	The principles of the key strategy policies are established through the Core Strategy. The site was allocated through the Placemaking Plan and amended through the LPPU. The total capacity is proposed to be increased from 1,500 homes to 1,750 homes. The additional 250 homes are anticipated to be on areas of lower flood risk and not within FZ3a. The Sequential Test for the

					Placemaking Plan can be accessed here .
Policy SB14 Twerton Park	FZ 1	Football stadium, retail and residential.	Leisure (less vulnerable), Residential (more vulnerable), Retail (less vulnerable)	Pass	The sites was allocated through the Placemaking Plan and amended through the LPPU. The housing capacity (80 homes) was added to Policy SB14.
Policy SB18 RUH	FZ1	Healthcare facilities	Residential (more vulnerable) or healthcare facilities (more vulnerable).	Pass	The site was allocated through the Placemaking Plan and amended through the LPPU. The housing trajectory expected the net increase of 50 homes but is revised to a net increase of 100 homes in discussion with the RUH.
Policy SB19 University of Bath	FZ1	Educational, retail, leisure community facilities and residential	Educational, retail, leisure community facilities(less vulnerable) and residential (more vulnerable)	Pass	The site was allocated through the Placemaking Plan and amended through the LPPU. The development capacities for education and student accommodation are incorporated into the policy with additional development requirements.
Policy KE2b Keynsham Fire Station	FZ1	Former Fire Station, office	Residential (more vulnerable)and office (less vulnerable)	Pass	The site was included as part of the wider Keynsham Town Centre allocation through the Placemaking Plan and amended as the rest of the allocation area is already developed. The housing capacity for the Fire Station element of the site (20 homes) is added to Policy KE2b.
Policy SSV 4 Former Welton Manufacturing Site	FZ1,2 and 3	Industrial	Office (less vulnerable), retail (less vulnerable), residential (more vulnerable) and community use (Less Vulnerable)	Pass	The site was allocated through the Placemaking Plan and amended through the LPPU. The amendments include a medium size retail store. Allocation avoids locating more vulnerable uses in the area with flood risk. SSV4 sets out site specific requirements including de-culverting.
Policy SSV9 Old Mills	FZ1	Greenfield	Mixed use including office, industrial and retail.	Pass	The site was allocated through the B&NES Local Plan (2007) and amended through the LPPU as a large part of the site is now developed. The LPPU proposes to amend the site boundary and allows more mixed uses (not including residential).

7. Conclusion


- 7.1. The Sequential Test has been applied to 11 new allocation sites and 8 revised allocations through the Local Plan Partial Update. The conclusions drawn as a result of this report will determine whether the sites are in suitable locations in terms of flood risk and development use. The NPPF outlines that new development should be steered towards land in flood zone 1.
- 7.2. Out of the 11 **new** sites tested, 8 sites are wholly located in flood zone 1 and are deemed suitable for proposed uses including residential and mixed use development. The remaining 3 sites are affected by one or more of the higher risk zones.
- Policy SB22(Locksbrook Creative Industry Hub): Some part of the site is within flood zone 2 and 3. However the site allocation reflects the existing use and the extant planning permission (20/00023/FUL). The sequential test was applied and justified through the planning application process and Policy SB22 does not allow any more student accommodation than the extant permission allows.
 - Policy SB23(Weston Island): The site is within flood zone 3a, however the site is currently used as a Bus Depot and the Policy facilitates industrial uses which are 'less vulnerable' classifications. It is considered as an 'appropriate' use under Table 3 (food risk vulnerability and food zone compatibility) in the Planning Practice Guidance and the policy requirements clearly avoid any residential use on the site.
 - Policy SB26 (Park and Ride Newbridge): The site is mainly FZ1 but the edge of the site along A4 Newbridge Road touches FZ2, but this area can be avoided for any development.
- 7.3. Out of 8 revised sites, 6 sites are located in flood zone 1 and deemed suitable for proposed uses. The remaining 2 sites are affected by one or more of the higher risk zones.
- Policy SB8 (Bath Riverside): The principles of redevelopment were established through the Core Strategy and previous Local Plan (B&NES Local Plan 2007). There are a number of extant planning permissions covering this site. Flood risk was considered, and the site was subject to and passed the sequential test through the Placemaking Plan. The Partial Update proposes to increase development capacity from 1,500 homes to 1,750 homes reflecting the latest information. The sequential approach taken within the site and the additional 250 homes are anticipated to be on areas of lower flood risk and not within FZ3a
 - Policy SSV4(former Welton Manufacturing site): The flood risk was considered, and the site was subject to and passed the sequential test through the Placemaking Plan. The Partial Update proposes to amend the policy to include a medium size retail store. More vulnerable uses can be located outside the area with higher flood risk.
- 7.4. Therefore, it is considered that all Local Plan Partial Update new allocations and revised allocations would pass the sequential test.


Appendix A

Site Assessments for new allocations through the Local Plan Partial Update

Legend





 Site Boundary

 No data available for Flood Zone 3b

 Flood Zone 3b

 Flood Zone 3a





 Flood Zone 2



Site Bath SB22	Locksbrook Creative Industry Hub		
Flood Zones SFRA Level 1 (2018) Level 2 (2009) Environment Agency Flood Zone	SFRA: FZ1, 2 and 3a EA: FZ1 and 2	Site boundary	
Proposed use and vulnerability	Mixed use; Education (More Vulnerable) Industrial (Less Vulnerable) Student accommodation (More Vulnerable)	Current use	Mixed use; Education, Industrial, vet and leisure. Student accommodation (More Vulnerable) permitted.
Key site characteristics	<p>The Bath Spa University Locksbrook campus (the former Herman Miller building at the river) is already in educational use and no further change of use is expected. The planning application for the demolition of the former Plumb Centre and Genesis Lifestyle Centre and the erection of a 3 storey (plus mezzanine) mixed use building for 1180m2 of B1c Light Industrial, 290m2 of D2 Assembly and Leisure, and 72 student ensuite rooms in cluster flat was permitted in Feb 2021. The application site is within FZ2 and the potential flood risk was considered by applying the Sequential Test. The principle of the development was justified through the application process. The site allocation reflects the existing use and the extant planning permission (20/00023/FUL). Policy SB22 does not allow any more student accommodation than the extant permission allows.</p> <p>The site is within the Bath Enterprise Zone and subject to Policy ED2A Strategic Industrial Estate and Policy B3 Newbridge and Twerton Strategy Po</p>		
Flood Zones (SFRA)		FZ3 Climate Change 100 year time horizon	
			
Flood Zone (EA)			
			

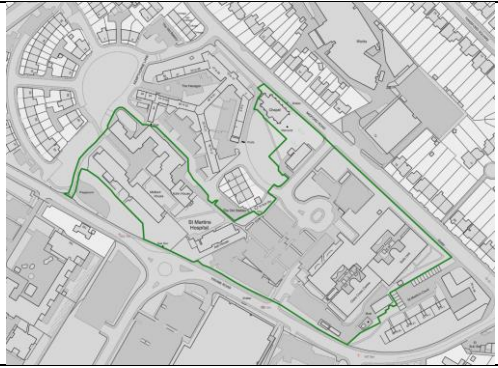

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Sequential Test Summary	Pass The site allocation reflects the existing use and the extant planning permission (20/00023/FUL) The sequential test was applied and justified through the planning application process and Policy SB22 does not allow any more student accommodation than the extant permission allows. Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.
Exception Test required	No



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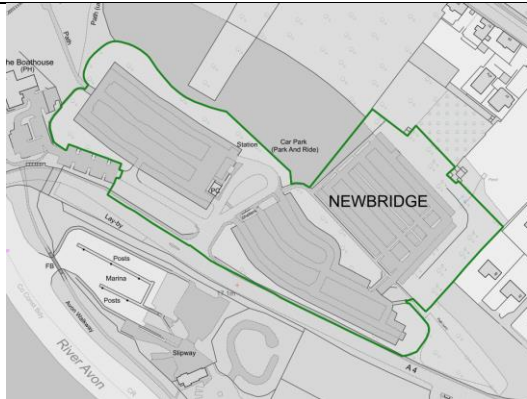

<p>Site Bath SB23</p>	<p>Weston Island</p>		
<p>Flood Zones SFRA (2018)</p> <p>EZ Flood Zones</p>	<p>FZ3 (SFRA) FZ1 (EA)</p>	<p>Site boundary</p>	
<p>Proposed use and vulnerability</p>	<p>Commercial/industrial (Less Vulnerable)</p>	<p>Current use</p>	<p>Bus depot</p>
<p>Key site characteristics</p>	<p>This site is currently used as a Bus Depot. The site is included in the Bath Enterprise Zone.</p>		
<p>Flood Zones</p>		<p>FZ3 Climate Change 100 year time horizon</p>	
			
<p>EA map</p>			
			
<p>Sequential Test Summary</p>	<p>Pass. This site is currently used as a Bus Depot. Subject to the satisfactory relocation of the Bus Depot, the site provides an important opportunity to relocate valued employment uses from more central locations in the city. Taking into account the flood risk, Policy SB23 does not allow any residential use. Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.</p>		
<p>Exception Test required</p>	<p>No</p>		



Site Bath SB24	Sion Hill		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Education
Key site characteristics	The site is currently in use by Bath Spa University for educational purposes.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass. The site is located within Flood Zone 1. There is public sewer running on site, Policy SB requires to ensure continued access to the public sewer running from north to south of the site. Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		



Site Bath SB25	St Martin's hospital		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Hospital
Key site characteristics	The site is currently owned by NHS Property Services. Some areas of the site, namely the clinical buildings to the south-east, continue to play an important role in the NHS's clinical facilities requirement. However, some buildings within the site are expected to soon be declared surplus to the operational healthcare requirements of the NHS by local health commissioners.		
Flood Zones			FZ3 Climate Change 100 year time horizon n/a
Velocity	n/a		Depth n/a
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

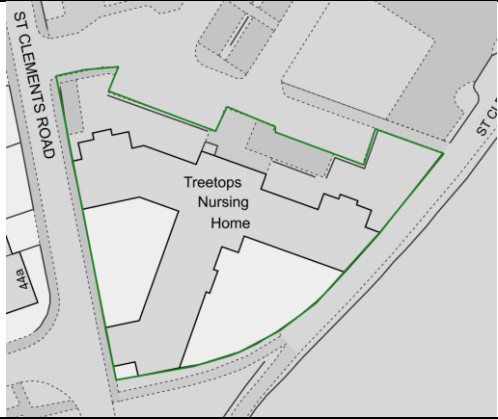

Site Bath 26	Policy SB26 Park and Ride (Odd Down)		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Transport Interchange (Essential infrastructure)	Current use	Park and Ride
Key site characteristics	This site is currently used as a Park and Ride. Policy ST6 (Park and Rides) will be updated to expand its scope to include a new multi-modal interchange model 'Transport Interchanges' to support the sustainable operation of the transport network.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1. Transport Interchange could include facilities such as cycle parking, electric bike hire and charging, micro mobility, walking infrastructure and wayfinding, electric vehicle charging, last mile freight consolidation, coach parking and interchange with a range of public transport services. Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

Site Bath 26	Policy SB26 Park and Ride (Lansdown)		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Transport Interchange (More Vulnerable)	Current use	Park and Ride
Key site characteristics	This site is currently used as a Park and Ride. Policy ST6 (Park and Rides) will be updated to expand its scope to include a new multi-modal interchange model 'Transport Interchanges' to support the sustainable operation of the transport network.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		



Site Bath 26	Policy SB26 Park and Ride (Newbridge)		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1. Only the edge of the site along A4 Newbridge Road touches FZ2.	Site boundary	
Proposed use and vulnerability	Transport Interchange (Essential Infrastructure)	Current use	Park and Ride
Key site characteristics	This site is currently used as a Park and Ride. Policy ST6 (Park and Rides) will be updated to expand its scope to include a new multi-modal interchange model 'Transport Interchanges' to support the sustainable operation of the transport network.		
Flood Zones			FZ3 Climate Change 100 year time horizon
Velocity	n/a		n/a
Depth	n/a		n/a
Sequential Test Summary	Pass. The site is located within Flood Zone 1. Only the edge of the site along A4 Newbridge Road touches FZ2, but this area can be avoided for any development. Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

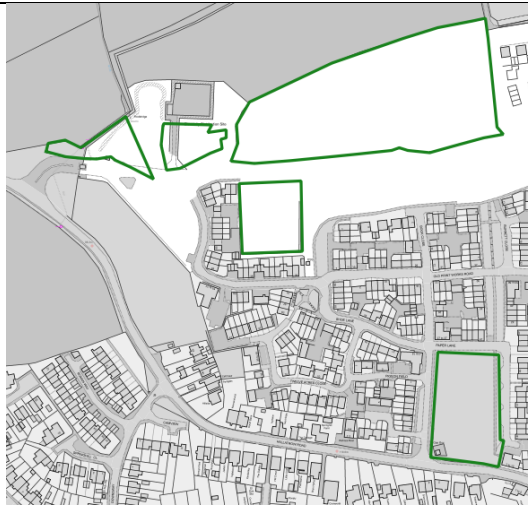
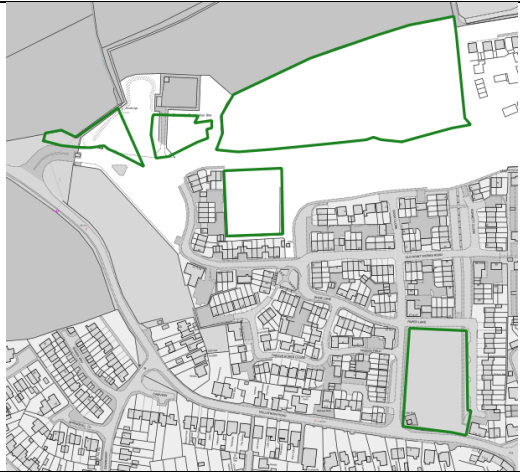
Site Keynsham KE3c	East Keynsham		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Agricultural
Key site characteristics	The site is currently greenfield. The site was removed from the Green Belt and safeguarded for development through the Core Strategy.		
Flood Zones		FZ3 Climate Change 100 year time horizon	
		n/a	
Velocity		Depth	
n/a		n/a	
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

Site Keynsham KE3d	Keynsham East		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Agricultural Greenfield
Key site characteristics	The site is currently greenfield. The site was removed from the Green Belt and safeguarded for development through the Core Strategy.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
			
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

Site Keynsham KE5	Treetops		
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Nursing Home
Key site characteristics	The site is currently unoccupied and was previously used as a nursing home.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

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Site Somer Valley SSV21	Silver Street, Midsomer Norton	Site area	
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Unoccupied
Key site characteristics	The site is currently unoccupied.		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		

Site Somer Valley SSV9	Paulton (former printworks)	Site area	
Flood Zones SFRA (2018)	This site is located within Flood Zone 1.	Site boundary	
Proposed use and vulnerability	Housing (More Vulnerable)	Current use	Nursing Home
Key site characteristics	The site is currently unoccupied and was previously used as a printworks		
Flood Zones	FZ3 Climate Change 100 year time horizon		
	n/a		
Velocity	Depth		
n/a	n/a		
Sequential Test Summary	Pass. The site is located within Flood Zone 1 Any new development will be subject to Development Management Policies, particularly Policy CP5 Flood Risk and Policy SU1 Sustainable Drainage.		
Exception Test required	No		