

**Blaby District Council:**

**Sequential and Exception Test of  
Site Allocations**

**Publication Version of the Local  
Plan 2026**

## **1 Introduction**

This report sets out and demonstrates how the Council has applied the Sequential and Exception Tests in accordance with the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (PPG) to the site allocations within the emerging Blaby District Local Plan.

The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites. As part of the evidence base for the Local Plan, the Council is required to apply the Sequential Test. In doing so, flood risk constraints are considered alongside many other planning issues when identifying suitable areas for development. This Sequential Test report has been prepared by Blaby District Council as part of the Local Plan.

The sequential test, is a risk-based approach to the location of development 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, taking climate change into account.

The Council must demonstrate that it has considered a range of possible sites in conjunction with the flood zone and vulnerability information from the Level 1 Strategic Flood Risk Assessment (SFRA) and applied the Sequential Test, and where necessary, the Exception Test (Level 2 SFRA), in the site allocation process.

## **2 Blaby's Local Plan**

Blaby's Local Plan seeks to promote sustainable development in line with the NPPF.

Dealing with the ambitious levels of development required to meet Blaby's housing need and any unmet housing requirements from adjoining districts will be a huge challenge, putting pressure on land, housing, infrastructure and the environment.

The Blaby Local Plan will cover a 15 year from the point of adoption, expected in 2027. It is therefore expected to cover the period 2025-42. It is likely the Plan will allocate sufficient sites to meet its own housing need as well as unmet need from Leicester City. The Council has agreed this requirement, on an annualised basis is 658.5 homes per annum or 11,195 homes over the whole plan period. In addition, the Council is also seeking to deliver around 45ha of employment land over the life

of the plan as well as some additional employment land provision to meet sub regional needs.

Ahead of finalising our plan we are working closely with key infrastructure providers including the Environment Agency, Lead Local Flood Authority and Water Company/sewerage undertaker (Severn Trent Water). This ongoing liaison will allow the Council to minimise the potential for future flooding within new developments as well as seek opportunities to improve flood resilience in existing communities.

### **3 Background and planning context Local Plan consultations**

The Council held a Call for Sites consultation in which landowners and developers were asked to submit sites for development through the emerging Local Plan. The Council has received nominations for 163 sites (although a number of these are duplicates and are the same sites being promoted for different land uses). These sites were put forward for consideration for inclusion in the plan as allocations for housing, commercial or other specific land uses.

As part of selecting its allocations, the Council has considered each site for constraints such as flooding from all sources and flood zones designations. The purpose of this exercise was to establish if a site was suitable for development. Sites that were not suitable for allocation have not been taken forward for allocation, unless these can be made acceptable from a flood risk point of view. Through its Strategic Housing and Employment Land Availability Assessment (SHELAA) the Council has reviewed whether sites were available, suitable and deliverable. As the Local Plan developed, a number of sites dropped out of consideration for example because:

- Sites had already been granted planning permission
- The landowner is no longer promoting the site
- It was considered the site could not be delivered within the Plan period
- Sites are not suitable, available or deliverable within the Plan period
- One or more identified constraints are likely to prevent development

The tables and assessments below contain all the sites that were subject to an initial call for sites in 2019 and subsequent updates to the SHELAA in 2022 and Spring 2024.

This report has been prepared to sit alongside the Regulation 19 Pre-submission Local Plan which will be subject to Consultation in in Spring 2026.

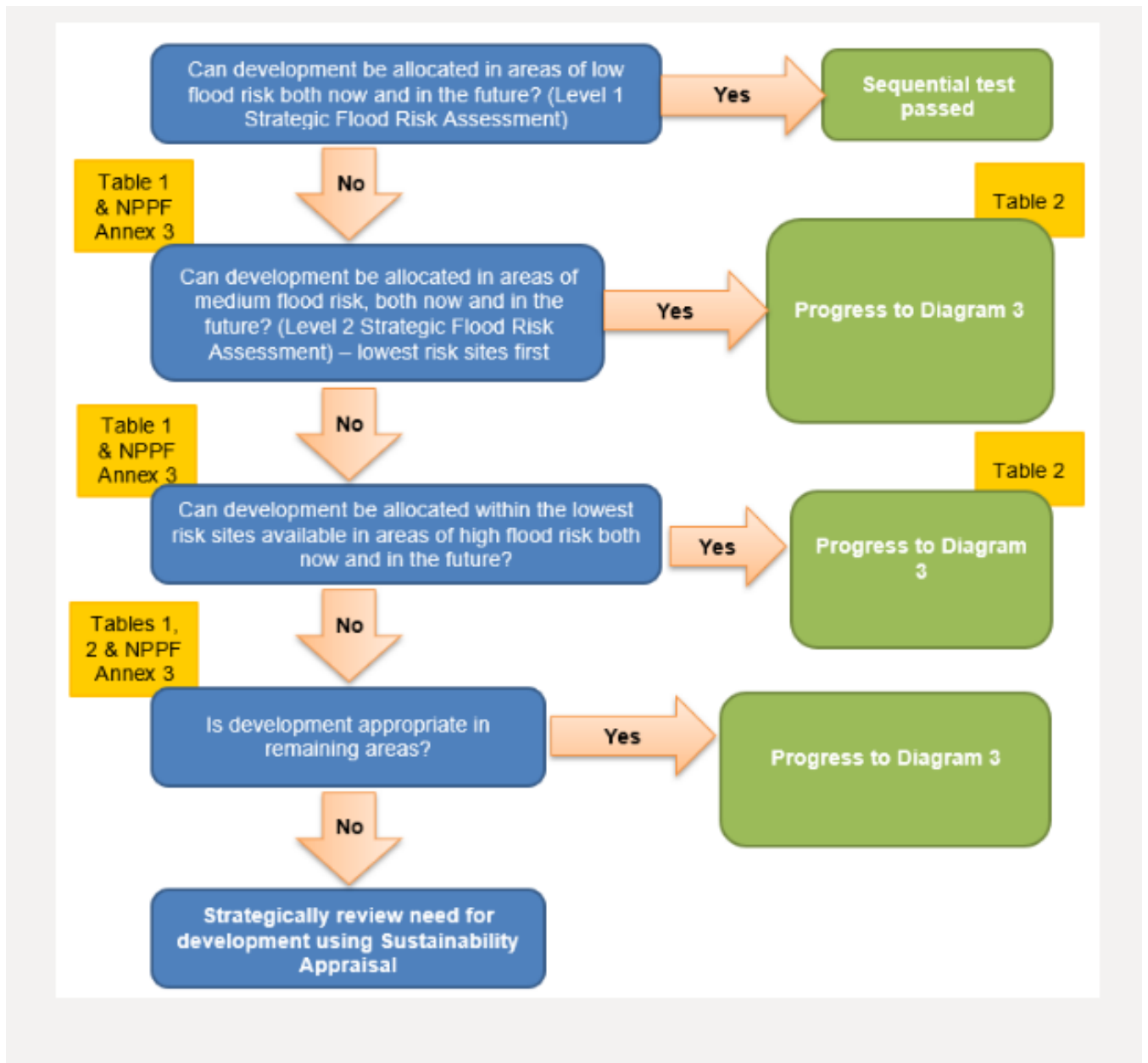
## **4 Methodology**

The Sequential Test is applied during preparation of a Local Plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1. The methodology used in this report conforms to the approach in the NPPF and NPPG Flood Risk and Coastal Change.

### **The Sequential Test**

The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding. The purpose of the Sequential Test is 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. Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the Sequential Test still needs to be satisfied. 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 (fluvial) flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.

### **Figure 1: Application of the Sequential Test for plan preparation**



It is for the District Council to decide whether the test is passed, with reference to the information we hold on land availability. Because this is a Sequential Test for sites being allocated in the emerging Local Plan it is the Council's view that the Sequential Test should be applied at a District Level. The pool of 'reasonably available'<sup>1</sup> sites is taken from the sites submitted to the Council's Strategic Land Availability

<sup>1</sup> 'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'.

Assessment (SHELAA). The conclusions drawn within the document are based on the Council's evidence as set out in the Level 1 Strategic Flood Risk Assessment (SFRA).

In undertaking the Sequential Test the Council has categorised any site subject to less than 5% fluvial flood risk (flooding from rivers), and/ or 5% pluvial (surface water flooding) and not subject to any possible ground water flood risk as being sequentially preferable. Around a third of the sites submitted (53) are sequentially preferable. These sites are described as having limited flood risk.

Sites with a greater level of fluvial flood risk (between 5-15% of a site) or subject to between 5-15% surface water risk, or subject to any amount of ground water flood risk are identified as having notable flood risk. These sites are not discounted from development but in the view of the Council are worthy of further consideration to understand the nature of any risk and whether measures are available to reduce flood risk. Where these sites were being considered for allocation, we asked for further consideration of these through the Level 2 SFRA.

Sites with greater than 15% fluvial or surface water flood risk or higher levels of risk in respect of ground water are identified as being subject to significant flood risk. Where such sites are being considered for allocation, these will in all instances be subject to further review through the level 2 SFRA as these will be most at risk of flooding and it's highly likely that such sites will need to be subject to the Exceptions Test if these are to be pursued.

The detailed findings of the Sequential Test can be found in Appendix 1.

### **The Exceptions Test**

The Exception Test is applied after the Sequential Test. It provides for decision makers such as Local Council's to apply an exception to the rules of sequential testing. Basically, if there is nowhere else for development to go, or there are sufficient reasons to make an exception, it allows for development in areas subject to flood risk. However, there has to be a clear justification to allow an exception to be made.

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.

The NPPG identifies that examples of wider sustainability benefits to the community could include:

- The re-use of suitable brownfield land as part of a local regeneration scheme;
- An overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure;
- The provision of multifunctional Sustainable Drainage Systems that integrate with green infrastructure, significantly exceeding National Planning Policy Framework policy requirements for Sustainable Drainage Systems;

The Exception Test is not a tool to justify development in flood risk areas when the Sequential Test has already shown that there are reasonably available, lower risk sites, appropriate for the proposed development. It would only be appropriate to move onto the Exception Test in these cases where, accounting for wider sustainable development objectives, application of relevant local and national policies would provide a clear reason for refusing development in any alternative locations identified. The following table sets out the circumstances when the Exception Test will be required.

**Figure 2 ‘Table 2’ Flood risk vulnerability and flood zone ‘incompatibility’ taken from the NPPG<sup>2</sup>**

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

Notes: Sites for Gypsies and Travellers are classed as Highly vulnerable  
 Buildings used as dwelling houses are classed as More vulnerable  
 Commercial and industrial buildings are classed as Less vulnerable  
 Some developments may contain different elements of vulnerability, and the highest vulnerability category should be used, unless the development is considered in its component parts.  
 Mixed used developments will therefore be classed as More Vulnerable

<sup>2</sup> Paragraph: 079 Reference ID: 7-079-20220825. Notes associated with ‘Table 2’ are set out at [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/106422/Flood_risk_and_coastal_change_-_GOV.UK.pdf)

## **5. Conclusion**

The Sequential Test was initially applied to 156 proposed sites submitted through the 2019 Strategic Housing Land Availability Assessment which was updated in 2022 and 2024. Over time many of the sites submitted to the Council have come forward as planning applications. Clearly where these have been granted consent there is little purpose testing these further, as they will have been subject to an appropriate assessment of flood risk, and where appropriate the sequential test will have been applied through the planning application process.

Appendix 1 sets out a summary of the findings of each submitted SHELAA site in respect of flood risk and identifies the Council's findings in respect of those sites which pass the Sequential Test, and those that, in our view, required further consideration within a level 2 Strategic Flood Risk Assessment as well as through the Exceptions Test where relevant.

Appendix 2 sets out the sites which pass the sequential test and those which do not, based on the Council's Initial Assessment.

Appendix 3 sets out those sites which could pass the Sequential Test through the addition of policy protections within the Plan and outlines where residual risks may remain. It outlines the flood risk associated with those sites and the mitigation measures proposed to address this. It also sets out the Council's justification for allocating these sites and where any residual risks remain sets out our consideration of sites in respect of the Exceptions Test.

## Appendix 1: Performance against Sequential Test and Exceptions Test

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
EAST001	Land west of Junction 2, M69	Agricultural	Employment/ Infrastructure	Less Vulnerable	Site is 96.5% located in FZ1 with around 3.1% located in FZ3. Around 3.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 12.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a few surface water flow paths and possible fluvial risk from unnamed watercourse to the south.	Yes – significant surface water flood risk and proposed allocation. Further survey required if proposed for allocation (ET).	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. L2 assessment required before determining whether to allocate.
EBLA002	Land off Lutterworth Road	Agricultural / Greenfield	Employment/ Housing	Less Vulnerable/ More Vulnerable	Site is 100.00% located in FZ1. Around 1.29% of the site has a 3.3% AEP flood risk due to surface water, whilst 14.82% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as a culvert to the northwest could lead to water impounding around the northwest of the site.	Yes –significant surface water flood risk and proposed allocation. Although proportion would be notably lower as part of a larger allocation and is mostly confined an area close to Lutterworth Road but assess as part of larger site area EBLA003, BLA036, BLA038.	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
EBLA003	Land off the A426 Blaby	Agricultural / Greenfield	Employment/ Housing	Less Vulnerable/ More vulnerable	Site is wholly located in FZ1. Around 13.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 31.2% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as notable area is at surface water flood risk.	Yes – Significant surface water flood risk and proposed allocation. Review larger site area EBLA003, BLA036, BLA038.	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
EBLA004	Parson Spinney, Glebe Farm	Agricultural / Greenfield	Employment	Less Vulnerable	Site is wholly located in FZ1. Around 7.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 17.3% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as notable area site is at surface water flood risk. Some surface water ponding to the north and west of the site.	Yes –Notable surface water flood risk and proposed allocation.	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
BLA007	Land North of Grove Road	Greenfield/ part developed for housing	Housing	More Vulnerable	Site is wholly located in FZ1. Around 1.7% of the site has a 3.3 % AEP flood risk due to surface water, whilst 6.7% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as more than 5% of the site is at surface water flood risk. Some surface water ponding to the north and west of the site.	No - Committed Site.	No	No - Site is partly built out with remaining area subject to limited surface water run-off.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
BLA025	Blaby Hall	Greenfield	Housing	More Vulnerable	Site not assessed as no longer being promoted.	N/A	No. Not available.	N/A	No
BLA030	Lutterworth Road Blaby	Abandoned allotment/ scrub/ Golf course	Housing	More Vulnerable	Site is wholly located in FZ1. Around 6% of the site has a 3.3 %AEP flood risk due to surface water, whilst 14.6% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as more than 5% of the site is at surface water flood risk. Some surface water ponding to the north and west of the site.	No - Not required. Site is subject to notable surface water flood risk but site has planning permission and has been subject to ST through the application process.	Yes	Yes. Site has resolution to grant planning permission.
BLA031	North of Hospital Road Blaby	Agricultural/ Greenfield	Housing	More Vulnerable	99% of the site located in FZ1, around 1% is located in FZ2 or FZ3. Around 3.9% of the site has a 3.3 %AEP flood risk due to surface water, whilst 20.4% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as more than 5% of the site is at surface water flood risk. Some surface water ponding to the north and west of the site.	Yes – significant surface water flood risk with around 20% of the site subject to surface water flood risk. Potential allocation.	Uncertain	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
BLA032	Glebe Farm Blaby	Golf Course, restaurant, business units	Housing	More Vulnerable	Site is wholly located in FZ1. Around 3.4% of the site has a 3.3 %AEP flood risk due to surface water, whilst 11.1% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable as around 11% of the site is at surface water flood risk. Some surface water ponding to the north and west of the site.	No - Site is subject to notable to surface water flood risk but has been subject to ST through planning application process.	No	Site considered through the planning application process and refused. Not likely to be allocated though is likely to be subject to planning appeal by the site promoters.
BLA033	Keepers Farm Blaby	Agriculture	Housing/ Country Park	More Vulnerable	Site is wholly located in FZ1. Around 1.6% of the site has a 3.3 %AEP flood risk due to surface water, whilst 9.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable as around 9% of the site is at surface water flood risk.	No - Site is subject to notable to surface water flood risk but has been subject to ST through planning application process.	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
BLA034/039/040	Land at Hospital Lane, Blaby	Agricultural/ previously developed land	Housing / Employment and infrastructure	More Vulnerable	Site is 99.3% located in FZ1., with remainder in FZ2. Around 4.4% of the site has a 3.3 %AEP flood risk due to surface water, whilst 15.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as over 15% of the site is at surface water flood risk.	Yes – Site is subject to notable to surface water flood risk and is a potential allocation.	Uncertain	Possible flow route along area of low topography to the site of the site where water depths could reach 0.9m. May need to exclude areas at surface water flood risk from allocation area or include provisions to address

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
									risk. Further assessment required before determining whether to allocate.
BLA035	Land at Keepers Farm (Small)	Agricultural/ Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. Around 2.7% of the site has a 3.3 % AEP flood risk due to surface water, whilst 13.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable as around 13% of the site is at surface water flood risk.	No - Site is subject to notable to surface water flood risk but has been subject to ST through planning application process.	Yes	Yes - as part of larger site BLA033.
BLA036	Land off A426 Blaby	Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. Around 13.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 31.5% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as around 30% of the site is at surface water flood risk.	Yes – significant surface water flood risk and potential allocation as part of a larger site.	Yes.	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk. Further assessment required before determining whether to allocate.
BLA037	Willow Farm	Greenfield	Housing	More Vulnerable	Site is 100% located in FZ1. Around 8.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 13.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified though site.	Site not sequentially preferable as around over 13% of the site is at surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
BLA038	Land to the East of Lutterworth Road	Agricultural/ Greenfield/ Sports pitch	Housing	More Vulnerable	Site is 100% located in FZ1. Around 1.4% of the site has a 3.3 % AEP flood risk due to surface water, whilst 5.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified though site.	Site is not sequentially preferable as over 5% of the site is at surface water flood risk.	Yes – Notable surface water flood risk and potential allocation.	Yes	Yes - as part of larger site, EBLA003, BLA036 and BLA038. May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk Further assessment required before determining whether to allocate.
BRA001	Land off Brockenhurst Drive	Greenfield/ woodland	Housing	More Vulnerable	Site is 86% located in FZ1 with 6% located in FZ2 and 8% located in FZ3. Around 1% of the site has a 3.3 % AEP flood risk due to surface water, whilst 2.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified though site. The site is located within 20m of a watercourse.	Site no longer available. Sold as amenity woodland.	No. site is subject to notable fluvial flood risk. Site not proposed for allocation.	No	Site subject to significant fluvial flood risk.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
COS009	Broughton Road, Cosby	Agriculture	Housing	More Vulnerable	99.7% of the site is located in FZ1. Around 0.3% of the site has a 3.3 % AEP flood risk due to surface water, whilst 1.1% of the site is subject to 0.1% AEP risk.	Site is sequentially preferable. Less than 0.3% of the site is at fluvial risk and around 1% of the site is at surface water risk.	No. Not required. Flood risk is limited. Site has been subject to sequential test as part of a planning application/ permission	Yes	May need to exclude areas at surface water flood risk from allocation area or include provisions to address risk.
COS010	Cosby Hill, Cosby	Agriculture	Employment	Less Vulnerable	Site is wholly located in FZ1. Around 3.9% of the site has a 3.7% AEP flood risk due to surface water, whilst 5.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified though site.	Site is not sequentially preferable alone. Over 5% of the site is at surface water flood risk.	Yes, Flood risk is notable but would form part of a larger allocation where more notable flood risk is present.	Yes	Undertake further assessment as part of larger allocation.
COS011	Narborough Road, Cosby	Agriculture	Housing	More Vulnerable	Site is wholly located in FZ1. Around 6.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.1% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified though site. Site is within 20m of a watercourse. Potential for ground water flooding.	Site not sequentially preferable as more than 10% of the site is at surface water flood risk. Site within 20m of watercourse and has potential for ground water flooding.	No. Site subject to notable surface water flooding as well as groundwater flood risk. Site not proposed for allocation.	No	Site not currently considered for allocation.
COS012	Countesthorpe Road, Cosby	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1% of the site is subject to 0.1% AEP risk.	Site is sequentially preferable.	No. Not required as site not likely to be affected by any notable flood risk and not proposed for allocation.	No	Site not currently considered for allocation.
COS013	Land West of Cosby, Cosby	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1% of the site is subject to 0.1% AEP risk. Potential for groundwater flood risk.	Site is sequentially preferable in respect of fluvial and pluvial flood risk although potential for ground water flooding.	No. Not required. Site has Planning permission and is committed. Acceptability in flood risk terms considered through the DM process.	Yes	Site already Committed.
COS014	Land East of Tudor Drive	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 10% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable as around 10% of the site is at surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
COS015	Land North of Countesthorpe Road, Cosby	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst	Site is sequentially preferable.	No. Not required.	No	Site not currently considered for allocation and is not subject to any notable flood risk.

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					2.2% of the site is subject to 0.1% AEP risk.				
COS016	Land Opposite Cosby Cemetery	Greenfield	Housing	More Vulnerable	Around 48% of the site is located in FZ2 or FZ3. 0.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.7% of the site is subject to 0.1% AEP risk. There is also notable ground water flood risk on this site.	Site not sequentially preferable as almost half of the site is at elevated fluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation and is unlikely to be suitable for allocation on flood risk grounds.
COU022	West of Leicester Road, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 1.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.4% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable as around 8% of the site is at surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
COU024	Willoughby Road (1), Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 8.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 25.0% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk.	No. Notable area of surface water flood risk but site is committed as has planning permission.	No	Site has planning permission and has included an FRA and hydraulic model of surface water flood risk.
COU025	Hospital Lane and East of Leicester Road, Countesthorpe	Agricultural	Employment (proposed allocation)	Less Vulnerable	Site is wholly located in FZ1. 6.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 11.0% of the site is subject to 0.1% AEP risk	Site not sequentially preferable due to extent of on-site surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
COU037	Willoughby Road, Countesthorpe	Agricultural/ grazing	Housing	More Vulnerable	Site is wholly located in FZ1. 2.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 4% of the site is subject to 0.1% AEP risk	Site is sequentially preferable.	No - Notable flood risk on site. Not required.	No	Site not currently considered for allocation.
COU038	Foston Road, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.1% of the site is subject to 0.1% AEP risk.	Site is sequentially acceptable.	No. Not required. Site has planning permission and is building out.	No	Site under construction.
COU042	Willoughby Road (2), Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 3.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 14.8% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk. Site includes a notable surface water flow route through centre of site.	No. Not required. Site has planning permission.	Yes	Site has planning permission and has included an FRA and hydraulic model of surface water flood risk.
COU043	Willoughby Road (3), Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 5.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 16.4% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk. Site includes a notable surface water flow route which	No. Not required. Site has planning permission.	Yes	Site has planning permission and has included an FRA and hydraulic model of surface water flood risk.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
						requires further consideration.			
COU044	Land at Newton House, Banbury Lane, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 2.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 9.7% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
COU045	Cosby Road, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.2% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk.	No. Notable area of surface water flood risk but site not proposed for allocation.	No	Site not currently considered for allocation.
COU046	Peatling Road, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 1.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.6% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk and existence of flow path through the site.	Yes. Site proposed for allocation and notable surface water flood risk. Site subject to planning application.	Yes	Site subject to a planning application. Further assessment required before determining whether to allocate.
COU047	Gillam Butts, Countesthorpe	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 1% of the site has a 3.3% AEP flood risk due to surface water, whilst 1% of the site is subject to 1.6% AEP risk.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited.	Yes	Part of the site has planning permission, the remainder is subject to limited flood risk and risk could be managed through careful design and layout.
COU048	Land North of Bambyry Lane	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.4% of the site is subject to 0.1% AEP risk.	Site is sequentially preferable.	No. Not require flood risk on site is limited. Site not proposed for allocation.	No	Site not currently considered for allocation.
COU049	Land East of Rosebank Lane	Greenfield	Housing	More Vulnerable	61% of the site is located in FZ1 with around 24% in FZ2 and 15% in FZ3. 4% of the site has a 3.3% AEP flood risk due to surface water, whilst 15.8% of the site is subject to 0.1% AEP risk. Site is within 20m of a River and at groundwater flood risk.	Site not sequentially preferable and is significantly affected by fluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation and is unlikely to be suitable for allocation on flood risk grounds.
COU050	Round House, Leicester Road	Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. 2.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 16% of the site is subject to 0.1% AEP risk.	Site not sequentially preferable due to extent of on-site surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
COU051	Peatling Road, East Site	Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. Around 3.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable due to extent of onsite surface water flood risk.	Yes – some surface water flood risk and potential allocation but review whole site (COU046).	Yes	Review whole site.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
COU052	Peatling Road, West Site	Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited. However, site part of a larger proposal subject to greater risk. Review as part of whole site (COU046).	Yes	Review whole site.
ECRO002	Croft Quarry	Greenfield/Brownfield	Commercial Uses	Less Vulnerable	Site is 72.2% located in FZ1 with around 10.8% located in FZ3. Around 5.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 21.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a significant area at moderate / high fluvial flood risk as well as significant areas at pluvial risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
CRO003	Croft Quarry Offices	Offices	Housing	More Vulnerable	Site is wholly located in FZ1. There is no surface water flood risk during a 1:100-year event.	Site is sequentially preferable.	No. Not required as not proposed for allocation and no elevated flood risk.	No	Site is sequentially preferable but not currently considered for allocation.
CRO006	Poplars Farm, Croft	Agricultural	Housing	More Vulnerable	Site is wholly located in FZ1. Around 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited and can be easily addressed through site design and layout.	Uncertain	Site is sequentially preferable but not currently considered for allocation.
CRO007	Land West of Broughton Road	Agricultural	Housing	More Vulnerable	Site is 95.3% located in FZ1 with around 3% located in FZ3. Around 3% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site is sequentially preferable.	No. Flood risk on site is limited. Not required as not proposed for allocation.	No	Site is sequentially preferable but not currently considered for allocation.
CRO008	Land North of Hill Street	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Flood risk on site is limited. Not required as not proposed for allocation.	No	Site is sequentially preferable but not currently considered for allocation.
CRO009	Croft Lodge Farm	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 8.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 16.5% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as it includes a significant area at pluvial flood risk.	No. Not required. Has planning permission and has been subject to ST through the DM process.	Yes	Site already committed as it has planning permission.
EELM001	Land north of Junction 2, M69 (Elmesthorpe Parish)	Agricultural	Housing, Employment	More vulnerable / Less vulnerable	Site is 99.9% located in FZ1 with around 0.1% located in FZ3. Around 4.2% of the site has a	Site not sequentially preferable as includes a	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
	(HNRFI) NSIP Application		and Infrastructure		3.3% AEP flood risk due to surface water, whilst 9.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	notable area at pluvial flood risk.			
ELM001	The Home Farm, Elmesthorpe	Agricultural	Housing	More Vulnerable	Site is 68.3% located in FZ1 with around 28.7% located in FZ3. Around 1.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.1% of the site is subject to 0.1% AEP risk. No notable groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as includes a significant area at moderate / high fluvial flood risk and notable areas at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
ELM008	Land North of Railway Line	Agricultural	Housing	More Vulnerable	Site is 96.3% located in FZ1 with around 2.6% located in FZ3. Around 3.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 9.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as includes a notable area of surface water flood risk. There is limited fluvial risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
ELM009	Land at 24 Billington Road East	Agricultural/ orchard stabling, paddock	Housing	More Vulnerable	Site is 76.1% located in FZ1 with around 16.5% located in FZ3. Around 5.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.5% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as includes a significant area at moderate / high fluvial flood risk and notable areas at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
ELM010	Station Road	Agricultural Land	Housing	More Vulnerable	Site is 79.7% located in FZ1 with around 17.8% located in FZ3. Around 4.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 13.1% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as includes a significant area at moderate / high fluvial flood risk and notable areas at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
ELM011	Church Farm, Station Road	Greenfield, agricultural uses	Housing	More Vulnerable	Site is wholly in FZ1. Around 3.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially acceptable.	No. Not required. Flood risk on site is limited.	Yes	Site is proposed for allocation. It is likely flood risk can be addressed through careful design and layout.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
END009	Quarry Lane, Enderby.	Scrub. Amenity land	Housing	More Vulnerable	Site is wholly in FZ1. Around 5% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.5% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as includes a notable area at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation and is located in settlement boundary.
END017	Land to the West of the M1 (adjacent public footpath), Enderby	Agriculture/ grassland	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.5% of the site is subject to 0.1 % AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
END022	Blaby Road, Enderby	Grassland/ Scrub	Housing	More Vulnerable	Site is wholly in FZ1. Around 2% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable as it includes a notable area of pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation as already in settlement boundary.
END023	Enderby Metals Enderby	Former Scrap Yard	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
END024	Strawberry Gardens, Enderby	Agricultural Land	Housing	More Vulnerable	Site is wholly in FZ1. Around 5.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 16.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as includes a significant area at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
END025	West of First Hangings	Grassland	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.1% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as includes a notable area at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
END026	First Hangings	Residential use, hardstanding	Housing	More Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
END027	First Hangings combined	Grassland, residential use, hardstanding	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.7% of the site is subject to 0.1% AEP risk. Notable Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
END028	Enderby Golf Course	Greenfield, Amenity open space	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.7% of the site has a 0.1% AEP risk. Some groundwater flood risk on site.	Site not sequentially preferable as includes notable areas at pluvial flood risk as well as some ground water flood risk.	Yes. Likely allocation. Further survey work should be undertaken.	Yes	Undertake Level 2 SFRA on site. Further assessment required before determining whether to allocate.
GLE030	Land rear of County Hall, Glenfield	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.4% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as site is subject to limited flood risk only.	No	Yes.
GLE031	Western Park Golf Course	Former Golf Course	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified	Site is not sequentially preferable as around 6% of the site is subject to surface water flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
GLE032	Land North of Glenfield	Agriculture	Commercial	Less Vulnerable	Site is wholly in FZ1. Around 3.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.2% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable as its subject to notable surface water flood risk and possible groundwater flood risk.	Yes – groundwater flood risk possible	Yes	Investigate further through Level 2 SFRA. Further assessment required before determining whether to allocate.
GPA010	Land at Glen Ford Grange, Little Glen Road, Glen Parva	Industrial units / car breaker's yard	Housing	More Vulnerable	Site is 93.1% located in FZ1 with around 0% located in FZ3 and 6.9% located in FZ2. Around 0.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site not sequentially preferable as it includes notable areas at fluvial flood risk and areas at pluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
GPA023	Summit Engineering, Wharf Road, Glen Parva	Commercial Premises	Housing	More Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation. Flood risk on site is limited and can be easily addressed through site design and layout. Site not proposed for allocation.
GPA024	Old Piggery	Buildings, disused land	Housing	More Vulnerable	Site is 0% located in FZ1 with around 50.3% located in FZ3. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.5% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a significant area at moderate / high fluvial flood risk.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation. Site is located in an area at fluvial flood risk and unlikely to be suitable for allocation.
GPA025	Land West of 23 Little Glen Road	Agricultural	Housing	More Vulnerable	Site is 85.0% located in FZ1 with around 12.0% located in FZ3. Around 0% of the site has a 3.3%	Site not acceptable as it includes a significant	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					AEP flood risk due to surface water, whilst 1.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	area at moderate / high fluvial flood risk.			
GPA026	Land South of 111 Little Glen Road	Agricultural	Housing	More Vulnerable	Site is 95.8% located in FZ1 with around 3.2% located in FZ3. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a canal and watercourse.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
GPA027	Cork Lane	Greenfield	Housing	More Vulnerable	Site is wholly located in FZ1. Around 0.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.34% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation. Site already benefits from planning permission.	No	Site not currently considered for allocation.
HUN013	Land South of Narborough Road, Huncote	Agriculture	Housing	More Vulnerable	Site is 98.1% located in FZ1 with around 0.5% located in FZ3. Around 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.4% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as flood risk limited. Site has planning permission and has been subject to the sequential test as part of that process.	Yes	Site flood risk can be addressed through careful design and layout. Site has resolution to grant planning permission and has been subject to ST through the DM process.
HUN016	Land East of Huncote	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at moderate / high surface water flood risk.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.
HUN017	Land West of Forest Road, Huncote	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.
HUN018	Chantry Close	Greenfield	Housing	More Vulnerable	Site is 99.1% located in FZ1 with around 0.2% located in FZ3. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Potential for groundwater flooding.	Site is sequentially preferable in pluvial and fluvial flood risk terms but some potential for groundwater flooding.	Flood risk is limited for both pluvial and fluvial sources, but ground water flooding potential would need investigating if the site is allocated.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
HUN019	Springfield Farm, Forest Road	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 1% of the site has a 3.3% AEP flood risk due to surface water, whilst >5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially acceptable.	No. Not required as flood risk is limited.	Yes	Site flood risk can be addressed through careful design and layout. Site has resolution to grant planning permission and has been subject to ST through the DM process.
HUN020	38 St James Close	Greenfield	Housing	More Vulnerable	Site is 91.8% located in FZ1 with around 6.0% located in FZ3. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.2% of the site is subject to 0.1% AEP risk. Some potential for Groundwater risk is identified. Site is within 20m of a watercourse.	Site not sequentially preferable as it includes a notable area at fluvial flood risk. As well as some potential for groundwater flooding.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.
HUN021	Land East of Forest Road	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at fluvial flood risk.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.
KIL002	Steeple Chase Farm	Farm Buildings/ Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as flood risk limited.	Yes	Site flood risk can be addressed through careful design and layout.
KIL006	South of the Chapel Close and Main Street	Farm Buildings/ Agriculture	Housing	More Vulnerable	Site is 86.5% located in FZ1 with around 10.4% located in FZ3. Around 0.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.8% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site not acceptable as includes a notable area at moderate / high fluvial flood risk and is subject to some potential groundwater risk.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.
KIL008	Land Rear of 40 Main Street, Kilby	Agriculture/ outbuildings	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.1% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required flood risk is limited and site not proposed for allocation.	No	Site not currently considered for allocation.
KMU009	Land North of Desford Road, Kirby Muxloe	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.2% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at surface water flood risk and could be subject to some groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
KMU020	Bloods Hill (small) Kirby Muxloe	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 8.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 18.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not acceptable as includes a significant area at surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
KMU021	Bloods Hill (large) Kirby Muxloe	Agriculture	Housing	More Vulnerable	Site is 97.3% located in FZ1 with around 1.7% located in FZ3. Around 0.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 5.9% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
KMU022	Land off Farley Way, Kirby Muxloe	Agriculture	Housing	More Vulnerable	Site is 17.2% located in FZ1 with around 70.1% located in FZ3. Around 1.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 11% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site not acceptable as it includes a significant area of fluvial flood risk and notable surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation and is unlikely to be suitable for development given extent of on-site flood risk.
KMU023	Land at Roundhill, Kirby Muxloe	Agriculture/ outbuildings	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.7% of the site is subject to 0.1% AEP risk. No groundwater risk is identified	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
KMU024	Portland Road, Kirby Muxloe	Agriculture	Housing	More Vulnerable	Site is 92.3% located in FZ1 with around 6.5% located in FZ3. Around 1.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 5% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified. Site within 20m of a watercourse.	Site not sequentially preferable as it includes notable areas at fluvial and groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
KMU025	Land North of Hinckley Road, Kirby Muxloe	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.4% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is sequentially preferable in respect of fluvial and pluvial risk but includes potential for groundwater flooding.	Yes. Potential for ground water flooding and possible allocation.	Yes	Further investigation of flood risk required.
KMU026	Bloods Hill (South)	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 3.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.3% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable due to notable surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
KMU027	Land South of East Main Street	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
EKMU001	Bloods Hill (South)	Agricultural	Employment	Less Vulnerable	Site is wholly in FZ1. Around 3.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.3% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable due to notable surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
EKMU002	Land South of Desford Hall	Greenfield	Employment	Less Vulnerable	Site is wholly in FZ1. Around 3% of the site has a 3.3% AEP flood risk due to surface water, whilst 5.5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable due to presence of notable pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
LFE017	Land off Webb Close	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.8% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
LFE018	Baines Lane, Leicester Forest East	Agriculture	Housing	More Vulnerable	Site is 95.3% located in FZ1 with around 0% located in FZ3. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is sequentially preferable in respect of fluvial and pluvial risk but is potentially subject to groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
LFE019	Kingstand Farm, Leicester Forest East	Agriculture/ Former Golf Course	Housing	More Vulnerable	Site is wholly in FZ1. Around 6.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 12.5% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is not sequentially preferable due to notable area of surface water flood risk and potential for groundwater flooding.	No. Not required. Site has planning permission and has been subject to sequential test through that process.	Yes	Site has planning permission and is committed.
LFE020	Kingstand Golf Course, Leicester Forest East	Agriculture/ Former Golf Course	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 5% of the site is subject to 0.1% AEP risk. Limited risk of groundwater flooding but is less than 5% of site.	Site is sequentially preferable in respect of fluvial and pluvial risk.	Yes. Very limited potential for ground water flooding and possible allocation.	Yes	Flood risk is capable of mitigation through careful design and layout.
LFE021	Land at Desford Cross Roads	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.1% of the site is subject to 0.1%	Site is not sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					AEP risk. Some groundwater risk is identified.				
LIT003	40 Cosby Road, Littlethorpe	Agriculture	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 12.2% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to notable surface water flood risk and potential groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
LIT008	South of Tysoes Nursery and West of Cosby Road	Agriculture	Housing	More Vulnerable	Site is 56.5% located in FZ1 with around 36.2% located in FZ3. Around 5.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 25% of the site is subject to 0.1%AEP risk. Some groundwater risk is identified. Site is within 20m of a watercourse.	Site is not sequentially acceptable due to fluvial flooding, surface water flood risk and groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation. Site may not be suitable for residential development given the extent of flood risk on this site.
LIT009	Tysoes Nursery 53 Cosby Road	Agriculture	Housing	More Vulnerable	Site is 41.7% located in FZ1 with around 45.4% located in FZ3. Around 5.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 25% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified. Site is within 20m of a watercourse.	Site is not sequentially preferable due to fluvial flooding, surface water flood risk and groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	for allocation. Site may not be suitable for residential development given the extent of flood risk on this site.
LIT014	Former Council Depot, Littlethorpe	Site has been built out and is no longer available for development							Site not currently considered for allocation
LIT022	South of Warwick Road, Littlethorpe	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site is proposed for allocation.	Yes	Site flood risk can be addressed through careful design and layout.
LIT023	Oak Road, Littlethorpe	Agricultural	Housing	More Vulnerable	Site is 97.0% located in FZ1 with around 1.9% located in FZ3. Around 0,7% of the site has a 3.3% AEP flood risk due to surface water, whilst 3% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified. Site is within 20m of a watercourse.	Site is not sequentially preferable due to potential for groundwater flood risk.	No. Not required. Site is not proposed for allocation as it already has planning permission.	No	Site has planning permission.
LIT024	Land West of Cosby Road	Agricultural / storage	Housing	More Vulnerable	Site is 97.8% located in FZ1 with around 0% located in FZ3. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.0% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to potential for groundwater flood risk.	No. Not required. Site is not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
LUB001	Narborough Wood Park (overlaps with ELUB002)	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.9% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to potential for groundwater flood risk.	No. Not required in isolation.	Yes	Consider as part of larger LUB002 site.
ELUB002	Desford Road, Beggars Lane, Lubbethorpe	Agricultural	Employment	Less Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.9% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to potential groundwater flood risk.	No. Not required. Site is not proposed for allocation.	No	Site not considered for allocation for employment uses.
LUB002	Land at Desford Road / Beggar's Lane	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.2% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is not sequentially preferable due to notable surface water flood risk and potential groundwater flood risk.	Yes. Potential for ground water and surface water flooding and possible allocation.	Yes	Consider in combination with LUB001.
LUB003	North of Desford Road, Lubbethorpe	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited. Site not proposed for allocation.	No	Site not currently considered for allocation.
LUB004	Land East of Desford Road	Agricultural/ Open water	Housing	More Vulnerable	Site is wholly in FZ1. Around 3.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 6.9% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is not sequentially preferable due to notable pluvial flood risk and potential groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
LUB005	Trois Acres Farm, Forest Road, Enderby	Greenfield	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
NAR002	Land at Ambulance Station, Narborough	Municipal buildings and Yard	Housing	More Vulnerable	Site is wholly located in FZ1. Around 2% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.5% of the site is subject to 0.1% AEP risk.	Site is sequentially preferable.	No. Not required as not proposed for allocation as is a previously developed site and within the settlement boundary.	No	Site not currently considered for allocation.
NAR008	Leicester Road, Narborough	Agricultural	Housing	More Vulnerable	Site is 94.8% located in FZ1 with around 2.4% located in FZ3. Around 1.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 35% of the site is	Site not preferable as includes a notable area at moderate / high fluvial flood risk together with a significant proportion of	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					subject to 0.1% AEP risk. Some Groundwater risk is identified.	the site at pluvial flood risk. Some potential for groundwater flooding.			
NAR016	Land South of Carlton Park, Narborough	Grassland and ancillary green space to the leisure centre	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.4% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.7% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable. Potential for notable surface water flooding.	Yes. Potential for surface water flooding and possible allocation.	Yes	Yes. Consider as part of END028. Further assessment required before determining whether to allocate.
NAR018	Seine Lane, Enderby	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
NAR019	Huncote Road, Narborough	Agricultural	Housing	More Vulnerable	Site is 92.5% located in FZ1 with around 5.9% located in FZ3. Around 1.1% of the site has a 3.3 %AEP flood risk due to surface water, whilst 3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site within 20m of a watercourse.	Site not acceptable as includes a notable area at moderate / high fluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
NAR020	Forest Road, Narborough	Agricultural/ grazing land	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 5.1% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site not sequentially acceptable as includes a notable area at pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
NAR021	Cottage Farm, Narborough	Agricultural / farm buildings	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required as not proposed for allocation.	No	Site not currently considered for allocation.
SAP013	North of Hinckley Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 5.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 13.4% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
SAP019	Park Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 6.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.6% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at pluvial flood risk.	No. Not required as part of a larger site allocation.	Yes	Planning application submitted and ST undertaken as part of that process. Assessed as SAP035.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
SAP023	Strawberry Cottage, Hinckley Road, Sapcote	Site no longer available. Planning Permission for a housing development granted in March 2024.							Site not currently considered for allocation.
SAP024	North of Leicester Road, Sapcote	Site no longer available. Planning Permission for a housing development granted in March 2025.							Site not currently considered for allocation.
SAP025	South of Hinckley Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 6.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 7.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at pluvial flood risk.	No. Not required as part of a larger site allocation.	Yes	Planning application submitted and ST undertaken as part of that process. Assessed as SAP035
SAP026	Lime Avenue, the Limes Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 2.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 14% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at pluvial flood risk and potential for groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
SAP028	Land North of Stanton Lane, South West of Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.7% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
SAP029	London Leys Farm, Sapcote	Agricultural/ Farm Buildings	Housing	More Vulnerable	Site is wholly in FZ1. Around 4.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.9% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site not sequentially preferable as includes a notable area at pluvial flood risk.	Yes. Site is subject to notable flood risk and considered for allocation.	Uncertain	Yes. Further assessment required.
SAP031	Nuttingore Farm, Stanton Lane, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 1% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.3% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site is sequentially preferable in respect of surface water and fluvial flood risk but should be considered further in respect of groundwater flood risk.	No. Some groundwater risk but site not being allocated as a housing site.	No	Site not currently considered for allocation.
SAP032	West of Sharnford Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 6.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 11.3% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site not preferable as it includes a notable area at pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
SAP033	South of Hinckley Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.5% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified.	Site not acceptable as there is potential for ground water flood risk.	No. Not required. Site not proposed for allocation (smaller part proposed but assessed separately).	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments	
SAP034	West of Sharnford Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 7.8% of the site has a 3.3% AEP flood risk due to surface water, whilst 14.1% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site not sequentially preferable as includes a notable area at pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.	
SAP035	Land off Hinckley Road, Sapcote	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.8% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	Yes. Site potential allocation.	Yes	Site flood risk can be addressed through careful design and layout.	
ESHA001	Aston Lane, Sharnford	Agricultural	Commercial	Less Vulnerable	Site is wholly in FZ1. Around 4.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.4% of the site is subject to 0.1% AEP risk. Limited groundwater risk is identified.	Site not sequentially preferable as it includes a notable area at pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.	
SHA008	Coventry Road, Sharnford	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site subject to application and ST undertaken through that process.	Yes	Flood risk can be mitigated through careful design and layout.	
SHA009	Leicester Road, Sharnford	Agricultural	Housing	More Vulnerable	Site is 97.9% located in FZ1 with around 0.6% located in FZ3. Around 0.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 3.8% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.	
SHA010	Land off Mill Lane, Sharnford	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.	
ESTO001	Highfields Farm, Stoney Stanton	Site no longer available. Planning Permission for commercial development granted in July 2024.								Site not currently considered for allocation.
STO002	Boundary Farm (small) Stanton Lane, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.2% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.	
STO009	West of Huncote Road, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 3.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 13.4% of the site is subject to	Site not sequentially preferable as it includes a notable area at pluvial flood risk.	Yes. Site potential allocation.	Yes	Yes. Further investigation required.	

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					0.1% AEP risk. No groundwater risk is identified.				
STO016	South of Hinckley Road, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.2% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site is subject to limited flood risk and not proposed for allocation.	No	Site not currently considered for allocation.
STO019	Adjacent to Calor Gas Access, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 3% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.7% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site is subject to limited flood risk and not proposed for allocation.	No	Site not currently considered for allocation.
STO023	Middleton Close, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is 74.5% located in FZ1 with around 23.4% located in FZ3. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.7% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable due to significant fluvial flood risk and notable pluvial risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
STO024	North of Broughton Road, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is 91.0% located in FZ1 with around 8.0% located in FZ3. Around 1.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 10.4% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site is within 20m of a watercourse.	Site is not sequentially preferable due to notable fluvial and pluvial flood risk.	No. Not required in isolation but may need to consider as part of strategic allocation.	Uncertain	Consider further investigation as part of a wider strategic allocation.
STO025	South of Broughton Road, Stoney Stanton	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 16.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 25.2% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified. Site within 20m of a watercourse.	Site is not sequentially preferable due to significant surface water flood risk.	Yes. Site is being considered for allocation.	Yes	Yes. Further investigation as part of strategic site.
STO026	Land West of Stoney Stanton	Agricultural	Mixed Use (Housing/ Employment/ Community and leisure Uses)	More Vulnerable Less Vulnerable/ Water compatible development	Site is 99.7% located in Flood Zone1. Around 4% of the site has a 3.3% AEP flood risk due to surface water, whilst 9.6% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified. Site within 20m of a watercourse.	Site not preferable as includes areas of notable surface water and potential groundwater flood risk.	Yes. Site is being considered for allocation.	Yes	Yes. Further investigation as part of strategic site.
STO028	Boundary Farm, Stanton Lane, Stoney Stanton	Agricultural Land/ Farm Buildings	Housing	More Vulnerable	Site is wholly in FZ1. Around 0.5% of the site has a 3.3% AEP flood risk due to surface water, whilst	Site is sequentially preferable.	No. Not required in isolation but may need	No	Consider further as part of strategic site if required.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					4.7% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.		to consider as part of strategic allocation.		
ETHU001	Thurlaston Saw Mill, Thurlaston	Former sawmill/ employment uses	Commercial	Less Vulnerable	Site is wholly in FZ1. Around 1.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.6% of the site is subject to 0.1% AEP risk. No Groundwater risk is identified.	Site is not sequentially preferable. Notable pluvial flood risk on site.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation, though subject for a planning application for commercial development. ST undertaken through that process.
THU003	Croft Road, Thurlaston	Vacant Greenfield Site	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 4% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
THU004	Hill View Nurseries, Thurlaston	Garden Centre	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1% of the site is subject to 0.1%AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited.	Yes	Flood risk could be mitigated by design and layout.
THU005	Croft Road (2), Thurlaston	Paddock and Stables	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.9% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.8% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Flood risk on site is limited.	Yes	Flood risk could be mitigated by design and layout.
THU006	Moat Close, Thurlaston	Grassland	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0.0% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
THU007	Land East of Tyers Close, Thurlaston	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.3% of the site has a 3.3% AEP flood risk due to surface water, whilst 2.5% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
THU008	Earl Shilton Road, Thurlaston	Grassland	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 8.2% of the site is subject to 0.1%AEP risk. No groundwater risk is identified.	Site is not sequentially preferable due to notable pluvial flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
THU009	Land North of Thurlaston Lane, Thurlaston	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.8% of the site is subject to 0.1% AEP risk. Some groundwater risk is	Site is not sequentially preferable due to potential groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
					identified. Site is within 20m of a watercourse.				
THU010	Land North of Enderby Road, Thurlaston	Agricultural	Housing	More Vulnerable	Site is 98.2% located in FZ1 with around 1.1% located in FZ3. Around 3.5% of the site has a 3.3% AEP flood risk due to surface water, whilst 11.4% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified. Site within 20m of a watercourse.	Site is not sequentially preferable due to notable pluvial flood risk and potential for groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
THU011	Sawmill Thurlaston	Commercial uses/ grassland	Commercial	Less Vulnerable.	Site is wholly in FZ1. Around 1.6% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.6% of the site is subject to 0.1% AEP risk. No groundwater risk is identified.	Site is not sequentially preferable. Notable pluvial flood risk on site.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation. Has planning permission.
THU012	Thurlaston Lodge Farm	Agricultural	Housing	More Vulnerable	Site is wholly in FZ1. Around 1.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 4.1% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to potential for groundwater flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
EWHE001	Land off Enderby Road	Grassland	Commercial	Less Vulnerable.	Site is wholly in FZ1. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 11.5% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to notable pluvial flood risk and potential for groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
WHE004	Station Road, Whetstone	Grassland	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 0% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site sequentially preferable.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
WHE019	JC remedial, The Nook, Whetstone	Commercial Buildings	Housing	More Vulnerable	Site is 35.3% located in FZ1 with around 7.1% located in FZ3. Around 1.2% of the site has a 3.3% AEP flood risk due to surface water, whilst 45.9% of the site is subject to 0.1%AEP risk. No Groundwater risk is identified.	Site not preferable as it includes a significant area at fluvial and surface water flood risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
WHE026	South of Abbot Way, Whetstone	Check status but site may have PP.							Site has resolution to grant planning permission.
WHE027	Whetstone Pastures	Agricultural	Mixed Use (Housing/ Employment/	More Vulnerable Less Vulnerable/ Water compatible development	Site is 92.2% located in FZ1 with around 3% located in FZ3. Around 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 10% of the site is subject to	Site not preferable as includes notable areas at fluvial and pluvial flood risk.	Yes. Site proposed for allocation.	Yes	Yes. Further review of site required in combination with COS010.

SHELAA Ref	Ref Site Name	Current Use	Proposed Use	Flood vulnerability of proposed use	Flood Risk Description	Acceptability of site in respect of Sequential Test (as submitted)	Exceptions test/level 2 SFRA Required	Proposed Allocation Yes/ No	Comments
			Community and leisure uses)		0.1% AEP risk. Some groundwater risk is identified. Site within 20m of a watercourse.				
WHE028	Enderby Road, Whetstone	Agricultural	Employment	Less Vulnerable	Site is wholly in FZ1. Around 0.7% of the site has a 3.3% AEP flood risk due to surface water, whilst 8% of the site is subject to 0.1% AEP risk. Some groundwater risk is identified.	Site is not sequentially preferable due to notable pluvial flood risk and potential for groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
WHE030	Merry Dale Farm, Whetstone	Grazing / Pasture Land	Housing	More Vulnerable	Site is wholly in FZ1. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.5% of the site is subject to 0.1% AEP risk. Some groundwater flood risk.	Site is not sequentially preferable due to groundwater risk.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.
WHE031	Land South of Whetstone	Agricultural	Mixed Use (Housing/ Employment/ Community and Leisure Uses)	More Vulnerable / Less Vulnerable / Mixed use	Site is 96.3% located in FZ1 with around 2.6% located in FZ3. Around 3.1% of the site has a 3.3% AEP flood risk due to surface water, whilst 13.1% of the site is subject to 0.1% AEP risk. Some Groundwater risk is identified. Site within 20m of a watercourse.	Site not sequentially preferable as includes a notable area at surface water and ground water flood risk.	Yes. Site proposed for allocation.	Yes	Further review required. Site will be allocated in combination with WHE026.
WHE032	Land North of Warwick Road	Agricultural	Housing	More Vulnerable	Site is <85.0% located in FZ1 with remainder in FZ2. 0% of the site has a 3.3% AEP flood risk due to surface water, whilst 1.8% of the site is subject to 0.1 % AEP risk. Some groundwater risk is identified. Site within 20m of a watercourse.	Site not sequentially preferable as includes a significant area at fluvial flood risk and potential for groundwater flooding.	No. Not required. Site not proposed for allocation.	No	Site not currently considered for allocation.

**Appendix 2: List of Allocations Which Pass or Do not Pass the Sequential Test.**

Name of Site	Settlement	SHELAA Reference (s)	Sequential Test Passed	Notes
Land off Lutterworth Road	Blaby	BLA030*	No – Surface Water	Site has a resolution to Grant Planning Permission
Land at Keepers Farm	Blaby	BLA033	No – Surface Water	Hybrid Planning Application Submitted. Determination likely before submission
Land East of Lutterworth Road. New Site	Blaby	BLA036 / BLA038 / EBLA003/ EBLA003	No – Surface Water	Level 2 SFRA and Exceptions test required
Land West of Broughton Road	Cosby	COS009	Yes	Outline Planning Application Submitted
Land East of Willoughby Road (large site)	Countesthorpe	COU042*	No – Surface Water	Site has Planning Permission
Peatling Road Sites	Countesthorpe	COU46	No – Surface Water	Level 2 SFRA and Exceptions test required
Land off Gillam Butts	Countesthorpe	COU047	Yes	Part of site has outline planning Permission
Church Farm, Station Road	Elmsthorpe	ELM011	Yes	
Land rear of County Hall	Glenfield	GLE030	Yes	
Land North of Glenfield	Glenfield	GLE032	No – Surface Water / Groundwater	Level 2 SFRA and Exceptions test required
Land South of Narborough Road	Huncote	HUN013*	Yes	Site has a resolution to Grant Planning Permission
Springfield Farm, Forest Road	Huncote	HUN019*	Yes	Site has a resolution to Grant Planning Permission
Steeple Chase Farm, Main Street	Kilby	KIL002	Yes	
Land North of Hinckley Road (Hastings Fields Phase 2)	Kirby Muxloe	KMU025	No – Groundwater	Level 2 SFRA and Exceptions test required
Land at Kingstand Farm	Leicester Forest East	LFE019*	No – Surface Water	Site has Planning Permission
Land at Kingstand Golf Course	Leicester Forest East	LFE020	Yes	
Land South of Warwick Road and East of Cosby Road	Littlethorpe	LIT022	Yes	Outline Application Submitted
Land South of Carlton Park, Hayes Meadow	Narborough	NAR016/END028	No – Surface Water / Groundwater	Level 2 SFRA and Exceptions test required
Land at Desford Road / Beggar's Lane	Lubbesthorpe	LUB001/ LUB002	No - Groundwater	Level 2 SFRA and Exceptions test required
Land south of Hinckley Road	Sapcote	SAP019/SAP025/SAP035	Yes	Detailed Application Submitted
Land West of Coventry Road	Sharnford	SHA008	Yes	Application submitted
Land West of Huncote Road	Stoney Stanton	STO009	No – Surface Water	Level 2 SFRA and Exceptions test required
Land West of Stoney Stanton	Stoney Stanton	STO025/ STO026 / EAST001	No – Surface Water / Groundwater	Level 2 SFRA and Exceptions test required
Nursery, Hill View Nurseries	Thurlaston	THU004	Yes	
Land East of Croft Road	Thurlaston	THU005	Yes	
Land South of Whetstone	Whetstone	WHE026/ WHE031	No – Surface Water	Site has resolution to Grant planning permission Level 2 SFRA and Exceptions test required
Whetstone Pastures	Whetstone	WHE027 / COS010	No – Fluvial Flood Risk and Surface Water	Level 2 SFRA and Exceptions test required

### Appendix 3: Exceptions Test

Of the 27 Allocations listed above 13, or just under half pass the Sequential Test. Of the 14 which have not passed, two already benefit from planning permission (Land East of Willoughby Road, Countesthorpe and Kingstand Farm, Leicester Forest East) at the time of writing. A further two sites are subject to a resolution to grant planning permission by the Council subject to section 106 agreements being agreed and signed (Land of Lutterworth Road, Blaby and part of Land South of Whetstone (WHE026)). A further three sites have well advanced planning applications which are expected to be determined by the Council prior to Submission of the Local Plan. These are Land at Keepers Farm, Blaby, Peatling Road, Countesthorpe, and part of Land South of Whetstone (WHE031). On this basis it is considered that the following sites are likely to be bought forward through the Plan:

- Land East of Lutterworth Road, Blaby
- Land North of Glenfield, Glenfield
- Land North of Hinckley Road (Hastings Fields Phase 2), Kirby Muxloe
- Land South of Carlton Park, Hayes Meadow
- Land at Desford Road / Beggar's Lane
- Land West of Huncote Road, Stoney Stanton
- Land West of Stoney Stanton
- Land South of Whetstone (remainder of the site)
- Whetstone Pastures

All of the above sites have been considered through the Council's Level 2 Strategic Flood Risk Assessment. Of the above listed sites Land North of Glenfield is a commercial site. Three sites are mixed use strategic Allocations and so allocate homes and commercial buildings. These are (Land West of Stoney Stanton), Whetstone Pastures and Land South of Whetstone. A further three sites are strategic housing sites. These are Land North of Hinckley Road (Hastings Fields Phase 2), Kirby Muxloe; Land South of Carlton Park, Hayes Meadows, Narborough/Enderby and Land at Desford Road / Beggar's Lane, New Lubbethorpe. Two of the sites are non-strategic housing sites. These are Land East of Lutterworth Road, Blaby and Land West of Huncote Road, Stoney Stanton.

Site Name and Reference	Summary of Level 1 and Level 2 SFRA Assessment	Justification
Land East of Lutterworth Road, Blaby	<p><b>EBLA003 - Amber Site</b>  <b>BLA036 – Red Site</b>  <b>BLA038 - Green Site</b></p> <p>None of the site is at fluvial flood risk. There is some surface water ponding to the North Eastern boundary and built development will need to be directed away from this area.</p>	<p>This is a large non-strategic allocation made up of a number of SHELAA sites. The largest land area is comprised of a site which is identified in the SFRA as being low risk. However, two smaller land parcels abutting Lutterworth Road, South of Rose Way are identified as higher risk for surface water flooding to the eastern margins of the site. However, given this site has been assembled into a larger allocation, built development can be directed away from the relatively modest area of risk to the north western boundary within the site policy. Moreover, access will need to be from the South given the land levels issues between the site and Lutterworth Road. It is therefore considered that any risks can be appropriately addressed by avoiding built development in areas at flood risk.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy H1e:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk from ponding</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> <li>• Sets out a need for any Site Specific Flood Risk Assessment to consider any potential effects of the culvert to the north west corner being subject to a blockage and appropriate mitigation being incorporated to the scheme to address any identified risks.</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk within the site. On this basis the Exceptions Test is not required in respect of this site. Notwithstanding this point, it is considered that this development could have significant community benefits by improving public open space provision including by providing new training facilities for the Whetstone Juniors</p>

		<p>facility. Given the requirements for water to be retained on site at QBar -20 this will also help reduce surface runoff from the site and therefore downstream flood risk.</p>
<p>Land North of Glenfield, Glenfield</p>	<p><b>GLE032 – Land North of Glenfield – Green Site</b></p> <p>None of this site is at fluvial risk. Around 3.5% of the site is at flood risk during a 3.3 AEP event, whilst around 6% of the site is at surface water flood risk during a 0.1% AEP event. There is potential for around 6% of the site to have some risk of ground water flooding.</p> <p>Note: this site was not flagged for further assessment through a level 2 SFRA by the Council’s flood risk consultants based on available evidence, but this was requested by officers reflecting the scale of the site.</p>	<p>This is a non-strategic commercial allocation which extends to around 20ha. There is some surface water flood risk to the South and East of the proposed allocation, together with a flow path running South along one of the field boundaries.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy E1a:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk to the South of the site and along the flow route within the site</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk within the site. On this basis, the Exceptions Test is not required in respect of this site. Notwithstanding this point, it is considered that surface water will be retained on site at QBar -20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p>
<p>Land North of Hinckley Road (Hastings Fields Phase 2), Kirby Muxloe</p>	<p><b>KMU025 –Land North of Hinckley Road (Hastings Fields phase 2) – Green Site</b></p> <p>None of the site is at fluvial flood risk. In respect of surface water around 1% of the site is at flood risk during a 3.3 AEP event, whilst around 3% of the site is at surface water flood risk during a 0.1% AEP event. Around 6% of the site is identified as being of potentially high risk of ground water flooding.</p> <p>Note: this site was not flagged for further assessment through a level 2 SFRA by the Council’s flood risk consultants based on available evidence, but this was requested by officers reflecting the scale of the site.</p>	<p>This is a strategic housing allocation for around 650 dwellings, local centre, mobility hub and other community facilities which extends to around 47ha. There is limited surface water flood risk within the site surface. This mainly follows a flow path running South along one of the field boundaries.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S9:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk within the flow route within the site</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> <li>• Includes a requirement for surface water to be managed on site including during the construction phase of development, in order to prevent a deterioration in water quality arising from the mobilisation of silt and other contaminants to the designated wildlife site within the proposed allocation</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk. On this basis, the Exceptions Test is not required in respect of this site. Notwithstanding this point, it is considered that this site will help make the existing committed site at Hastings Fields more sustainable by significantly enhancing local services and facilities, improving active travel choice and reducing transport effects on the nearby road network. Moreover, surface water will be retained on site at QBar -20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p>
<p>Land South of Carlton Park, Hayes Meadow</p>	<p><b>NAR016 – Hayes Gardens – Green Site</b> <b>END028 - Hayes Gardens – Green Site</b></p> <p>None of the site is at Fluvial flood risk. In respect of surface water around 2.4% of the site is at flood risk during a 3.3 AEP event, whilst around 8.7% of the site is at surface water flood risk during a 0.1% AEP event. There is no groundwater flood risk identified on this site.</p> <p>Note: this site was not flagged for further assessment through a level 2 SFRA by the Council’s flood risk consultants based on</p>	<p>This is a strategic housing allocation for around 560 dwellings which extends to around 57ha. There is limited surface water flood risk within the site. This mainly follows a flow path running north west to south east within the site.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S9:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk within the flow route within the site</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> <li>• Includes a requirement that any SuDS should ensure appropriate treatment of surface water to reflect the sites proximity and hydraulic connectivity to Narborough Bogs SSSI. Any water discharged from the site should pass through a minimum of three treatment trains prior to discharge, unless downstream of the SSSI in accordance with Policy CC2.</li> </ul>

	available evidence, but this was requested by officers reflecting the scale of the site.	<p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk within the site. On this basis, the Exceptions Test is not required in respect of this site. Notwithstanding this point, it should be noted that surface water will be retained on site at QBar -20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p>
Land at Desford Road / Beggar's Lane	<p><b>LUB002 - Land to the West of Lubbesthorpe - Green Site</b></p> <p>None of this site is at fluvial risk. Around 2.3% of the site is at flood risk during a 3.3 AEP event, whilst around 8.2% of the site is at surface water flood risk during a 0.1% AEP event. There is potential for around 8% of the site to have high risk of ground water flooding.</p> <p>Note: this site was not flagged for further assessment through a level 2 SFRA by the Council's flood risk consultants based on available evidence. A historic level 2 SFRA has been reviewed in preparing this review. A planning application for the site is imminent, and this will review Drainage and Flood Risk as part of detailed EIA for the site.</p>	<p>This is a strategic housing allocation for around 825 dwellings, local centre, mobility hub, 2FE primary school and other community facilities which extends to around 53ha. There is limited surface water flood risk within the site. This affects around 8% of the site in a 0.1 AEP event and around 2.3% of the site in a 3.3AEP event. This mainly follows a flow path running west to east centrally through the site. The site has been subject to an EIA Scoping Consultation and Drainage and flood risk is in scope of the EIA being prepared for the site. There is a Risk to the site from the potential culvert in the north west corner of the site which should be investigated as part of a site-specific Flood Risk Assessment.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S9:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk within the flow route within the site</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> <li>• Sets out a need for any Site-Specific Flood Risk Assessment to consider any potential effects of the culvert to the north west corner of the site being subject to a blockage and appropriate mitigation being incorporated to the scheme to address any identified risks</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk. On this basis, the Exceptions Test is not required in respect of this site. Notwithstanding this point, it should be noted that surface water will be retained on site at QBar -20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p>
Land West of Huncote Road, Stoney Stanton	<p><b>STO009 - Land West of Huncote Road, Stoney Stanton- Amber Site</b></p> <p>None of this site is at fluvial risk. Around 3.2% of the site is at flood risk during a 3.3 AEP event, whilst around 13% of the site is at surface water flood risk during a 0.1% AEP event. There is no identified potential for ground water flooding on this site.</p> <p>This site was flagged for further assessment by the Council's flood risk and drainage consultants for further assessment through the Level 2 SFRA.</p>	<p>This is a non-strategic Housing site with capacity for around 35 homes. The site extends around 1.5ha. There is limited surface water flood risk within the site. This affects around 13% of the site in a 1% AEP event.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy H1m:</p> <ul style="list-style-type: none"> <li>• Seeks to restrict any built development in the area identified as being at flood risk</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk. On this basis, the Exceptions Test is not required in respect of this site. Notwithstanding this point, it should be noted that surface water will be retained on site at QBar -20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p>
Land West of Stoney Stanton	<p><b>EAST001 – Land West of Junction 2, M69 – Amber Site</b>  <b>STO025 – Land South of Broughton Road – Red Site</b>  <b>STO026 – Land West of Stoney Stanton – Amber Site</b></p> <p>The majority of this site (STO026 which is around 400ha) is identified as an Amber site. This site is 99.8% located in Flood Zone 1 (low flood risk). There is some surface water flood risk on site with around 4% at risk during a 3.3% AEP event and 9.6% at risk during a 0.1% AEP event. Less than 0.3% of the site is at flood risk from ground water flooding. There is a watercourse within the site. The land proposed for commercial development (EAST001) is 96.5%</p>	<p>This is mixed use strategic site with capacity for around 5,165 homes and c.50ha of commercial land as well as other community facilities. The site extends to around 454ha. Surface water is the main flood risk factor on site, and in particular land South of Broughton is significantly affected by pluvial flood risk. There are trivial areas of fluvial and groundwater flood risk across the sites too.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S7:</p> <p>Seeks to reduce Flood risk within and upstream/downstream of the site to the north of the Hinckley Road (B4669) and south of Broughton Road associated with surface water flows and higher susceptibility to groundwater flooding.</p>

	<p>located in flood zone 1. Some surface water flood risk is identified with 3.5% of the site at risk during a 3.3% AEP event whilst 12.6% of the site is at risk during a 0.1 AEP event. There is no identified ground water flood risk in this parcel. The land south of Broughton Road is however identified as being at high flood risk (red Site). This site is not at any fluvial flood risk, however 16.5% of the site is at surface water flood risk during a 3.3% AEP event whilst 25% is at risk during a 0.1% AEP event. This site includes a watercourse within it and there is potential for this to present some fluvial flood risk to the site.</p> <p>These sites were flagged for assessment through the level 2 SFRA by the Council's Flood Risk consultants.</p>	<ul style="list-style-type: none"> <li>Seeks to reduce flood risk within and downstream of the site to the south west of junction 2 of the M69 associated with the Soar Brook and surface water flows.</li> <li>Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council will seek to direct growth to those locations not at flood risk. This should be possible given that around 170ha of this site will be set aside for the delivery of green and blue infrastructure provision. However, there is considered to be a residual risk that some development may need to take place in locations at identified flood risk. This could include, for example the provision of strategic infrastructure.</p> <p>In light of this, the Council considers the Exception Test applies to this site.</p> <p>It is considered that this development would provide wider sustainability benefits to the community. In particular, it would make provision for and support the delivery of new strategic infrastructure improving local connectivity to the Strategic Road Network and would support significant capacity and safety improvements to the local highway network.</p> <p>The Council's policies will also seek to ensure that surface water is retained on site a green field runoff rates (QBar) -20% which should help ensure that flood risk downstream is reduced. The proposed SuDS provision will be based on the wider plan requirements which seeks to deliver multifunctional Sustainable Drainage Systems that integrate with green infrastructure, significantly exceeding National Planning Policy Framework policy requirements for Sustainable Drainage Systems as indicated by the NPPG.</p>
<p>Land South of Whetstone (remainder of the site)</p>	<p><b>WHE026 - Land South of Abbots Way – Amber Site</b>  <b>WHE031 – Land South of Whetstone – Amber Site</b></p> <p>Site WHE026 has a resolution to grant planning permission.</p> <p>96.3% of this site is located in Flood Zone 1 and so at low fluvial flood risk. Around 3.1% of the site is at flood risk during a 3.3 AEP event, whilst around 13% of the site is at surface water flood risk during a 0.1% AEP event. Around 10% of the site is identified as having potential for ground water flooding on this site. There is a watercourse within the site or within 20m of it.</p> <p>This site was flagged for further assessment by the Council's flood risk and drainage consultants for further assessment through the Level 2 SFRA.</p>	<p>This is a strategic mixed-use allocation for around 760 dwellings, 3 ha of commercial land, local centre and other community facilities which extends around 55.5ha. There is a notable surface water flood risk within the site. This affects around 10% of the site in a 0.1 AEP event and around 3% of the site in a 3.3AEP event. This mainly follows the alignment of the Whetstone Brook.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S12:</p> <ul style="list-style-type: none"> <li>Seeks to adopt a sequential approach to growth directing new commercial and housing development away from areas at identified flood risk</li> <li>Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council is satisfied that a sequential approach to growth can be taken with development steered to those areas not at flood risk. On this basis, the Exceptions Test is unlikely to be required in respect of this site. Notwithstanding this point, it should be noted that surface water will be retained on site at QBar - 20%, this will help reduce surface runoff from the site and therefore downstream flood risk.</p> <p>Wider sustainability benefits from this development include the potential to significantly improve safety and capacity at the junction of the A426 and Countesthorpe Road. As well as deliver significant new community facilities for the settlement of Whetstone.</p>
<p>Whetstone Pastures</p>	<p><b>WHE027 – Whetstone Pastures – Amber</b>  <b>COS010 – Cosby Hill – Green</b></p> <p>Cosby Hill is a relatively small land parcel and is mostly unaffected by flood risk, although there is a 3.7% surface water risk for a 3.3 AEP event and 5.6% risk for a 0.1% AEP event. There is no fluvial or groundwater risk. The Whetstone Pastures site is subject to some risk as follows: 92.2% of the site is located in Flood Zone 1 with the areas at flood risk split equally between flood zones 2 and 3. Around</p>	<p>This is mixed-use strategic site with capacity for around 4,500 homes and c.87ha of commercial land as well as other community facilities. The site extends to around 380ha. There is notable fluvial flood risk and surface water flood risk within the site. Around 7.8% of the site is at elevated levels of fluvial risk. In respect of surface water flood risk this affects around 10% of the site. This mainly follows a flow path running northwards along Springwell Lane and field boundaries running north eastwards intersecting with Springwell Lane.</p> <p>In order to address the identified flood risk, the Policy and explanatory test for Policy S8:</p> <ul style="list-style-type: none"> <li>Seeks to adopt a sequential approach to growth directing new commercial and housing development away from areas at identified flood risk</li> </ul>

	<p>2.9% of the site is at flood risk during a 3.3 AEP event, whilst around 9.9% of the site is at surface water flood risk during a 0.1% AEP event. Around 1% of the site is at risk from ground water flooding. There is a watercourse within the site. (Whetstone Brook)</p> <p>This site was flagged for further assessment by the Council's flood risk and drainage consultants for further assessment through the Level 2 SFRA.</p>	<ul style="list-style-type: none"> <li>• Requires that consideration is given to restoring the Whetstone Brook to a more natural state</li> <li>• Includes a requirement for the provision of SuDS on site based on Natural Flood Management Principles, with wider drainage policies requiring that and SuDS being designed to accommodate greenfield run off rates -20%</li> </ul> <p><b>Exceptions Test</b></p> <p>Given the policy provisions in the Plan, the Council will seek to direct growth to those locations not at flood risk. This should be possible given that around 142ha of this site will be set aside for the delivery of green and blue infrastructure provision. However, there is considered to be a residual risk that some development may need to take place in locations at identified flood risk. This could include, for example the provision of strategic infrastructure.</p> <p>In light of this, the Council considers the Exception Test applies to this site.</p> <p>It is considered that this development would provide wider sustainability benefits to the community. In particular, it would make provision for and support the delivery of new strategic infrastructure improving local connectivity to the Strategic Road Network and would support significant capacity and safety improvements to the local highway network.</p> <p>The Council's policies will also seek to ensure that surface water is retained at on site green field runoff rates (QBar) -20% which should help ensure that flood risk downstream is reduced. The proposed SuDS provision will be based on the wider plan requirements which seeks to deliver multifunctional Sustainable Drainage Systems that integrate with green infrastructure, significantly exceeding National Planning Policy Framework policy requirements for Sustainable Drainage Systems as indicated by the NPPG. Policy S8 also seeks to promote the denaturalisation of the Whetstone Brook, which could help reduce flood risk downstream by enhancing the watercourses connectivity to its flood plain within the site and providing new storage areas during flood events. Around 40ha of water storage areas are proposed on site.</p>
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