

Swale Borough Council Sequential Test

Draft Report
May 2020



1. Background and Policy Context

1.1 The Council is currently undertaking a Local Plan Review (LPR) and will need to allocate enough land to meet the Borough’s future development needs. The National Planning Policy Framework (NPPF) is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. To achieve this, local plans should apply a sequential, risk-based approach to the location of development and the first step in doing so is to apply the sequential test, and then, if necessary, the exception test.

1.2 Paragraph 158 of the NPPF states:

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”

1.3 This sequential test is therefore based upon the data provided by the up-to-date Level 1 Strategic Flood Risk Assessment (SFRA) completed by JBA Consulting in February 2020. The planning practice guidance provides detail on how to apply the sequential test for local plan preparation, as shown in Figure 1 below.

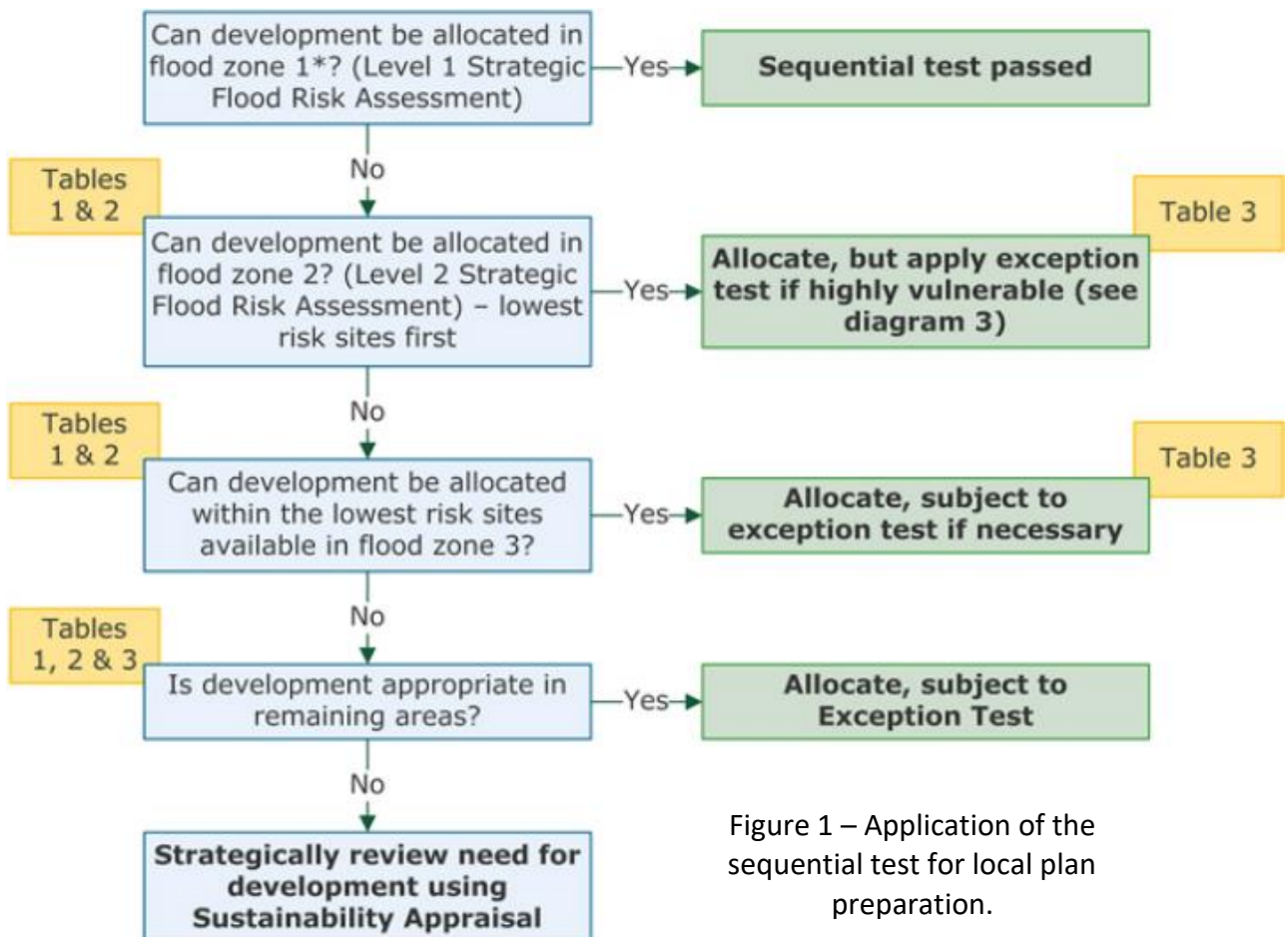


Figure 1 – Application of the sequential test for local plan preparation.

1.4 The tables referenced in Figure 1 set out what the flood zones are (Table 1), the flood risk vulnerability classification of different land uses (Table 2) and the compatibility of the flood zones

with a land use’s vulnerability classification (Table 3). Tables 1 and 2 are provided in Appendix I of this document for reference. Table 3 is shown in the Methodology in paragraph 2.4.

2. Methodology

- 2.1 As part of the Local Plan Review (LPR), the Council held ‘Call for Sites’ exercises in 2017 and 2018. These have provided a pool of sites from which the Council can select land allocations for development. All sites were assessed against a range of criteria to determine their suitability, availability and achievability in the Strategic Housing Land Availability Assessment completed in May 2020. This included an initial and high-level consideration of sites at the highest risk of tidal and fluvial flooding which gave an early indication of sites that may not be suitable as a result.
- 2.2 It is necessary to consider this flood risk, in all flood zones, in more detail through the application of the sequential test. To assist in the assessment of sites, the Council commissioned the Level 1 SFRA. As part of this, the boundaries of the sites received during the ‘Call for Sites’ exercises were screened against flood risk information to determine the proportion of each site at risk in each flood zone.
- 2.3 This information has been extracted from the Level 1 SFRA and can be seen in Figure 2 in columns ‘e’ to ‘j’. As detailed in the Level 1 SFRA, Swale Borough has an additional flood zone covering Faversham Creek and a Surface Water Functional Flood Zone. It is also sets out how the sequential test should be applied to sites in these additional zones.
- 2.4 This data is then cross checked with the proposed use of the sites, and Table 3. Table 3 sets out which land uses, in which flood zones are appropriate, and therefore pass the sequential test.

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:

✓ Development is appropriate

x Development should not be permitted.

Table 3 - Compatibility of flood zones with a land use’s vulnerability classification.

- 2.5 Column ‘o’ in Figure 2 shows whether the site passes the sequential test or not.

3. Results

3.1 When selecting sites for allocation, the Council should consider sites which pass the sequential test first. This would meet the NPPF's requirement for the Council to attempt to meet its development needs in areas at the lowest risk of flooding. At this stage, 200 out of the 235 sites assessed, approximately 85%, pass the sequential test and are the most/more compatible with their proposed used in current fluvial and tidal flood risk terms.

3.1 However, following the application of the sequential test, Paragraph 159 of the NPPF goes on to state that:

"If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance."

3.2 If the sequential test is not passed, either the exception test is required, or development is considered inappropriate. If the Council cannot meet its development needs from sites that pass the sequential test, for example due to wider sustainability issues, then sites which do not pass the sequential test but are applicable to the exception test can be considered. Again, using Table 3, column 'p' of Figure 2 shows which sites would require the application of the exception test to be progressed further in the LPR. Paragraph 168 of the NPPF states that:

"The application of the exception test should be informed by a strategic or sites specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."*

4. Recommendations

4.1 These results should be used in the site selection process to attempt to meet the Council's development needs in areas at the lowest risk of flooding. If this cannot be done, other sites can be considered in a sequential manner and by carrying out the exception test. Exception testing would need to be informed by a further Level 2 SFRA which looks at the flood risk of these sites in more detail.

4.2 It should be noted that sequential tests are based upon flood zones which only take into account the existing risk of fluvial and tidal flooding. However, the Council will need to consider surface water flooding, and the impact of climate change on the flood zones in the future which may alter the frequency of flood events. This is a further requirement of the NPPF.

4.3 As such, and for reference, Figure 2 also shows the proportion of each site at risk from the 30, 100 and 1000 year surface water flooding events in columns 'k' to 'm'. If sites are selected which show such a risk, a Level 2 SFRA will again be needed to look at this risk in more detail. Column 'n' shows the proportion of each site which has experienced a historic flood event. This could also be used as an indication of the need for more site specific detail in a Level 2 SFRA.

- 4.4 The impacts of climate change on the flood zones is already available at Appendix K of the Level 1 SFRA. When selecting sites in the initial instance, this Sequential Test and the existing Level 1 SFRA will need to be considered together.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/001	Land West of Sheppey Way	4.23	Residential	100%	0%	0%	0%	0%	0%	1%	1%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/002	Land West of Kaine Farm House, Breach Lane	0.69	Residential	89%	7%	0%	0%	0%	4%	0%	0%	2%	0%	Yes	No	The site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/003	Gardening World, Lower Hartlip Road	1.53	Residential	18%	5%	0%	0%	0%	77%	77%	90%	100%	0%	Yes	No	The site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/004	Land at Pheasant Farm (West), Sheppey Way	1.64	Residential	100%	0%	0%	0%	0%	0%	4%	5%	18%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site forms part of an existing local plan allocation.
SLA18/005	Land Rear of The Street and Hempstead Lane	3.80	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/007	Land East of Sheppey Way	1.00	Commercial/leisure	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/008	Land South of School Lane	0.51	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/009	Church Farm, Sheppey Way	1.41	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/010	Land at Cellar Hill	0.57	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/011	Land Rear of 66 Scrapsgate Road	2.13	Residential	0%	0%	98%	0%	2%	0%	23%	74%	99%	100%	No	Yes	The majority of the site lies in FZ3a with a small portion in 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/012	Land at Hopes Hill	0.59	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/013	Land East of Chaffes Lane	6.00	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/014	Danley Farm, Drove Road	51.16	Mixed	0%	1%	57%	0%	43%	0%	2%	4%	65%	100%	No	Yes	The majority of the site lies within FZ3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/015	High Oak Hill Farm, High Oak Hill, Iwade Road	0.53	Residential	100%	0%	0%	0%	0%	0%	0%	0%	6%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

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a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/016	Land Rear of Bramblefield Lane and Grovehurst Road	0.87	Residential	100%	0%	0%	0%	0%	0%	0%	0%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/017	Land at Ufton Court Farm, Starveacre Lane	27.19	Residential	100%	0%	0%	0%	0%	0%	0%	1%	9%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/018	Land off Lower Road	5.14	Mixed	57%	19%	23%	0%	0%	0%	0%	5%	52%	0%	No	Yes	The majority of the site lies within FZ1 and 2 with a portion in FZ3a. This part of the site may be allocated subject to satisfying the Exception Test.
SLA18/019	Syndale Park, London Road	3.50	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/020	Monkshill Farm, Monkshill Road	26.63	Mixed	84%	1%	15%	0%	0%	0%	1%	1%	2%	0%	No	Yes	The majority of the site lies within FZ1 and 2 but with a significant portion in FZ3. The site may be allocated subject to satisfying the Exception Test.
SLA18/021	Chilton Manor Farm, Highsted Road	7.14	Mixed	100%	0%	0%	0%	0%	0%	1%	1%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/022	Land at Hearts Delight Road	6.87	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/023	Bowl Reed, Oad Street	2.00	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/024	Land Adjacent to Bowl Reed, Oad Street	1.75	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/025	Land West of Frogna Lane	23.92	Residential	100%	0%	0%	0%	0%	0%	10%	15%	25%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/026	Land off Hempstead Lane	1.99	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/027	Land at Radfield Farm, London Road	3.00	Residential	99%	0%	0%	0%	0%	1%	1%	1%	2%	0%	Yes	No	The site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/028	Land at Queen Court Farm, Faversham	44.27	Residential	100%	0%	0%	0%	0%	0%	0%	1%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/029	Swan Quay, Belvedere Road	0.25	Residential	0%	0%	3%	97%	0%	0%	0%	0%	5%	0%	No	Yes	The site lies within FZ3a and 3a(i) and can be allocated subject to satisfying the Exception Test.
SLA18/030	Land at Lion Field, London Road	1.45	Residential	100%	0%	0%	0%	0%	0%	0%	0%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/031	Land at Plough Road	1.08	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/032	Neats Court, Queenborough Road	0.38	Residential	9%	41%	50%	0%	0%	0%	0%	0%	30%	0%	No	Yes	The site lies across FZ1, 2 and 3a and may be allocated subject to satisfying the Exception Test.
SLA18/033	Windy Gap, Chequers Road	13.43	Mixed	100%	0%	0%	0%	0%	0%	4%	7%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/034	Land West of The Street	3.35	Residential	100%	0%	0%	0%	0%	0%	11%	16%	29%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/035	Land East of Painters Farm, Painters Forstal Road	0.75	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/036	Southfield, Wardwell Lane	0.42	Residential	100%	0%	0%	0%	0%	0%	0%	0%	9%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/037	Land South of Dunlin Walk	0.54	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/038	Land East of Scocles Road	27.37	Residential	100%	0%	0%	0%	0%	0%	1%	1%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/039	Land Adjacent The Chapel, Oad Street	0.17	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/040	Land Adjacent Hope Cottage, Oad Street	0.06	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/041	Oad Street Farmyard, Oad Street	0.21	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/042	Land Adjacent Wren's Oast, Sutton Baron Road	0.52	Residential	100%	0%	0%	0%	0%	0%	0%	4%	11%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/043	Land Adjacent Sunnyside, Wren's Road	0.54	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/044	Land Adjacent Filmer House, Wren's Road and Hearts Delight Road	7.58	Residential	100%	0%	0%	0%	0%	0%	1%	5%	11%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/045	Land Opposite Uplands, Hearts Delight Road	0.67	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/046	Land South of Hearts Delight, Hearts Delight Road	2.16	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/047	Land at Street Farm, Pond Farm Road	0.62	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/048	Land Opposite Rookery Close, Primrose Lane	1.77	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/049	Firs Farm, Deans Hill Road	0.40	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/050	Land at Danaway, Maidstone Road	1.27	Residential	34%	7%	0%	0%	0%	60%	42%	52%	69%	0%	Yes	No	The site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/051	Land at Wetham Green	0.54	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/052	Rushett Farm Buldings, Rushett Lane	0.42	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/053	Blue House Field, Rear of Mountview	4.56	Residential	100%	0%	0%	0%	0%	0%	0%	0%	8%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/054	Land South and South-West of Iwade	24.52	Residential	93%	1%	1%	0%	5%	0%	2%	4%	14%	0%	No	Yes	The majority of the site lies within FZ1 and 2 with small portions in 3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/055	Land at Lynsted Lane	1.80	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/056	Land West of Mount Farm Cottages	0.41	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water				q		
				e	f	g	h	i	j	k	l	l	n		o	p
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/057	Church Farm, Kays Lane	0.90	Residential	100%	0%	0%	0%	0%	0%	2%	3%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/058	Land at New Hook Farm, Lower Road	31.06	Residential	100%	0%	0%	0%	0%	0%	1%	3%	15%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/059	Land Adjacent to Kingsborough Farm, Eastchurch Road	17.27	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/060	Land at Wallend, Lower Road	35.57	Residential	66%	8%	26%	0%	0%	0%	2%	4%	15%	5%	Yes	No	The site lies across FZ1, 2 and 3a and may be allocated subject to satisfying the Exception Test.
SLA18/061	Land at Queenborough Road	0.65	Residential	0%	0%	100%	0%	0%	0%	12%	15%	61%	100%	No	Yes	The site lies wholly within FZ3a and may be allocated subject to to satisfying the Exception Test.
SLA18/062	39 Abbey Fields	7.70	Residential	100%	0%	0%	0%	0%	0%	1%	1%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/063	Land North of Eastchurch	34.54	Residential	100%	0%	0%	0%	0%	0%	4%	7%	19%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/064	Land at Highfield Road	1.53	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/065	Land East of Abbey Farm	52.60	Residential	80%	7%	8%	0%	5%	0%	0%	1%	4%	0%	No	Yes	The majority of the site lies within FZ1 and 2 with small portions in 3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/066	Land at Parsonage Farm, The Street	0.39	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/067	Land off Elm Lane	0.99	Residential	100%	0%	0%	0%	0%	0%	0%	0%	44%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/068	Land at Perry Court Farmhouse, Brogdale Road	2.53	Residential	100%	0%	0%	0%	0%	0%	0%	0%	6%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/069	Land Adjacent 8 Bobbing Hill, Key Street	0.41	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/070	Land at Hollybushes, Manor Road	0.18	Residential	100%	0%	0%	0%	0%	0%	0%	0%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

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				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/071	Land at Bluetown, Downcourt Road	0.12	Residential	100%	0%	0%	0%	0%	0%	0%	0%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/072	Former Doddington Primary School, The Street	0.91	Residential	100%	0%	0%	0%	0%	0%	5%	7%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/073	Land West of The Street	11.08	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/074	Land North of Bexon Lane	0.56	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/075	Land at St Mary's View	0.74	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/076	Land at Ellen's Place, High Street	2.29	Residential	100%	0%	0%	0%	0%	0%	0%	0%	9%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/077	Land at Ham Road	6.06	Residential	100%	0%	0%	0%	0%	0%	2%	9%	22%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/078	Lady Dane Farm Buildings, Love Lane	0.64	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/079	Queens Court Farm Yard, Water Lane	1.71	Residential	31%	5%	0%	0%	0%	64%	10%	20%	34%	0%	Yes	No	The site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/080	Land at Halfway Road, Halfway Houses	5.63	Residential	2%	27%	71%	0%	0%	0%	8%	13%	20%	98%	No	Yes	The site lies across FZ1, 2 and 3a and may be allocated subject to satisfying the Exception Test.
SLA18/081	Land at London Road and Western Link	3.22	Residential	100%	0%	0%	0%	0%	0%	0%	0%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/082	Land North of The Street/Canterbury Road	5.21	Residential	100%	0%	0%	0%	0%	0%	6%	18%	40%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/083	Land off Dargate Road	2.05	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/084	Land at Gibbens Farm, The Street	6.49	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/085	Land Rear of 142-146 The Street	1.95	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/086	Churchmans Farm, Stalisfield Road	0.30	Residential	100%	0%	0%	0%	0%	0%	11%	19%	35%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water				q		
				e	f	g	h	i	j	k	l	l	n		o	p
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/087	Land Adjoining/Rear of Jubilee Fields	1.72	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/088	Land South West of Belgrave Road	1.75	Residential	100%	0%	0%	0%	0%	0%	0%	0%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/089	Land at Home Farm, The Street	0.38	Residential	100%	0%	0%	0%	0%	0%	33%	37%	56%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/090	Land at Former Gas Yard, The Street	0.29	Residential	100%	0%	0%	0%	0%	0%	1%	4%	14%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/091	Land at Lady Dane Farm	42.71	Mixed	100%	0%	0%	0%	0%	0%	0%	1%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/092	Land West of Norham Farm, Selling Road	0.79	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/093	Land Adjacent Monica Close	1.18	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/094	Land East of Selling Road	0.54	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/095	Norham Farm, Selling Road	1.79	Residential	100%	0%	0%	0%	0%	0%	2%	4%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/096	Land East of Selling Road (2)	1.08	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/097	Tonge Country Park, Hempstead Lane	5.77	Mixed	100%	0%	0%	0%	0%	0%	7%	10%	21%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/098	Land at Otterham Quay Lane	1.53	Residential	96%	1%	1%	0%	1%	0%	0%	0%	0%	0%	No	Yes	The majority of the site lies within FZ1 and 2 with small portions in 3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/099	Land South of 93 Chaffes Lane	0.70	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/100	148 High Street	0.50	Residential	100%	0%	0%	0%	0%	0%	9%	13%	25%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/101	Land at Hill Farm	18.32	Residential	100%	0%	0%	0%	0%	0%	0%	1%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/102	Milstead Manor Farm, Manor Road	0.82	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/103	Land South of Oak Hill	0.59	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/104	Land at The Street	1.75	Residential	100%	0%	0%	0%	0%	0%	0%	0%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/105	Halfway Egg Farm, Featherbed Lane	2.93	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/106	Land at Barrow Green Farm, London Raod	13.25	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/107	Land East of Faversham Industrial Estate, Graveney Road	1.78	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/108	Land at Brett House, Bysing Wood Road	2.74	Residential	36%	38%	0%	0%	26%	0%	1%	2%	7%	0%	No	Yes	The site lies across FZ1, 2 and 3b. The site can be allocated subject to the design and layout avoiding FZ3b.
SLA18/109	Land Adjacent St Clements School, Leysdown Road	3.96	Residential	100%	0%	0%	0%	0%	0%	0%	1%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/110	Land West of Bredgar, Wrens Road	9.63	Residential	100%	0%	0%	0%	0%	0%	0%	2%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/111	Hartlip Industrial Estate	5.92	Residential	100%	0%	0%	0%	0%	0%	1%	6%	22%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/112	Land at Sittingbourne Golf Centre, Church Road	5.81	Mixed	6%	16%	78%	0%	0%	0%	0%	0%	6%	84%	Yes	No	The majority of the site lies within FZ3a with only smaller portions in FZ1 and 2. Allocation of the site would require satisfying the Exception Test.
SLA18/113	Land at The Port of Sheerness, Rushennden Road	79.99	Mixed	0%	81%	16%	0%	3%	0%	0%	0%	4%	98%	No	Yes	The majority of the site lies within FZ2 but with a significant portion in FZ3a and a small part in FZ3b. The site is also entirely surrounded by FZ3a. Allocation of the site would require satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/114	Land at Brent Road	2.81	Residential	41%	4%	18%	37%	0%	0%	1%	3%	9%	0%	No	Yes	The site lies across FZ1, 2, 3a and 3a(i). The site can be allocated subject to satisfying the Exception Test.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/115	Land at 18 The Courtyard, Seed Road	0.38	Residential	100%	0%	0%	0%	0%	0%	26%	31%	46%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/116	Land South of London Road/West of Lynsted Lane	6.30	Residential	100%	0%	0%	0%	0%	0%	5%	6%	15%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/117	Land Adjacent Westfield, Swanton Street	1.59	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/118	Land North of/Adjacent to 124 Borden Lane	0.93	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/119	Land at Long Field	2.38	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/121	Seaview Park, Warden Bay Road	5.44	Park Homes	71%	13%	14%	0%	1%	0%	1%	2%	6%	27%	No	Yes	The majority of the site lies within FZ1 and 2 with portions in 3a and 3b. Park homes are classed as highly vulnerable and the site can be allocated subject to satisfying the Exception Test and the design and layout avoid FZ3a and 3b.
SLA18/122	Land at Claxfield Road (Site 1)	6.04	Residential	100%	0%	0%	0%	0%	0%	5%	11%	27%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/123	Land at Claxfield Road (Site 2)	0.52	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/124	Land at The Tracies	0.27	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/125	Northern Plot opp Westfield Cottages, Breach Lane	0.24	Residential	100%	0%	0%	0%	0%	0%	5%	8%	11%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/126	Southern Plot opp Westfield Cottages, Breach Lane	0.29	Residential	100%	0%	0%	0%	0%	0%	0%	0%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/127	Land SW of Boyse's Hill Farm	12.34	Residential	100%	0%	0%	0%	0%	0%	0%	0%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/128	Old Green Sheds, Standard Quay	0.07	Residential	0%	17%	74%	9%	0%	0%	0%	0%	0%	0%	No	Yes	The site lies across FZ2, 3a and 3a(i). The site can be allocated subject to satisfying the Exception Test.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/129	Keycol Farm, Keycol Hill	7.30	Residential	100%	0%	0%	0%	0%	0%	0%	1%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/130	Land North of The Valance	4.10	Residential	100%	0%	0%	0%	0%	0%	7%	11%	32%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/131	Land adjacent to allocation A12	2.54	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/132	Medlar House, Lynsted Lane	0.69	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/133	Land at Bartletts Close, Halfway	0.57	Residential	100%	0%	0%	0%	0%	0%	3%	4%	11%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/134	Stocks Paddock	0.30	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/135	Land at Graveney Road, East of Faversham	8.41	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/136	Land North of Canterbury Road	1.38	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/137	Land between A2 Bapchild and existing Northern Relief Road	91.68	Mixed	91%	1%	0%	0%	0%	8%	7%	9%	18%	0%	Yes	No	The majority of the site lies within FZ1 and 2. The proposed use is compatible with both.
SLA18/138	Land at Fox Hill/School Lane	6.29	Mixed	100%	0%	0%	0%	0%	0%	4%	6%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/139	Land at South-West Sittingbourne	11.89	Residential	77%	1%	0%	0%	0%	22%	9%	12%	19%	0%	Yes	No	The majority of the site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/140	Callum Park, Basser Hill	1.75	Residential	100%	0%	0%	0%	0%	0%	0%	1%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/141	Land West of Martindale, Elm Lane	0.51	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/142	Land at The Nurseries, Pond Farm Road	2.71	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/143	Land at Home Farm	12.01	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/144	Land at Starveacre Lane and Hearts Delight	25.90	Residential	96%	0%	0%	0%	0%	4%	1%	3%	5%	0%	Yes	No	The majority of the site lies within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water				q		
				e	f	g	h	i	j	k	l	l	n		o	p
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/145	Church House, Church Path	0.28	Residential	99%	1%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The majority of the site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/146	Lime Kiln Shaw, Lime Kiln Road	0.29	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/147	Land at Forstal Farm (West), Selling Road	11.06	Residential	100%	0%	0%	0%	0%	0%	0%	0%	7%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/148	Land at Forstal Farm (East), Selling Road	6.73	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/149	Land at Oare Gravel Works, Ham Road	5.06	Residential	96%	4%	0%	0%	0%	0%	0%	1%	4%	0%	No	No	The majority of the site lies within FZ1 with a small portion in FZ2. Residential development is compatible with both.
SLA18/150	The Former Garden Hotel (no 169), The Street	0.73	Residential	100%	0%	0%	0%	0%	0%	6%	11%	27%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/151	Land at Warden, South of Knoll Way	6.62	Residential	95%	1%	2%	0%	1%	0%	4%	5%	10%	0%	No	Yes	The majority of the site lies within FZ1 and 2 with small portions in 3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/152	Land south of A2 London Road/West of Water Lane	7.79	Residential	100%	0%	0%	0%	0%	0%	0%	0%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/153	Land south of Dover Castle Inn, A2 London Road/Cellarhill	1.46	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/154	Land at Lamberhurst Farm	22.54	Residential	100%	0%	0%	0%	0%	0%	4%	7%	14%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/155	Land off of Canterbury Road	5.12	Residential	100%	0%	0%	0%	0%	0%	0%	0%	3%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/156	Foresters Lodge Farm	68.52	Residential	100%	0%	0%	0%	0%	0%	3%	6%	27%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/157	Wellbrook Farm (Site A)	3.12	Residential	100%	0%	0%	0%	0%	0%	1%	1%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/158	Wellbrook Farm (site B)	17.05	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/159	Land West of Mustards Road	2.86	Residential	31%	17%	30%	0%	22%	0%	27%	34%	56%	43%	No	Yes	Significant portions of the site lie within FZ3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/160	Land at Norton Ash Garden Centre	9.06	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/161	Plough Leisure Caravan Park	1.39	Mixed	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/162	Bossenden Farm Frontage Land	0.81	Residential	100%	0%	0%	0%	0%	0%	0%	0%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/163	Oakside Park, London Road	0.33	Residential	100%	0%	0%	0%	0%	0%	0%	0%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/164	Land South of Hearts Delight, Hearts Delight Road	5.17	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/165	Land East of Queenborough	26.71	Residential	94%	2%	4%	0%	0%	0%	1%	2%	10%	0%	No	Yes	The site lies across FZ1, 2 and 3a and may be allocated subject to satisfying the Exception Test.
SLA18/166	Land rear of Solna, Keycol Hill	2.70	Residential	100%	0%	0%	0%	0%	0%	1%	2%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/167	Land West of Western Link	36.17	Mixed	100%	0%	0%	0%	0%	0%	2%	3%	7%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/169	97-103 Ashford Road	0.32	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/170	Former Bus Depot, East Street	0.46	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/171	Between 11 & Sunset, Southsea Avenue	3.39	Residential	36%	57%	7%	0%	0%	0%	0%	1%	6%	60%	Yes	No	The site lies across FZ1, 2 and 3a and may be allocated subject to satisfying the Exception Test.
SLA18/172	Otterham Quay, Otterham Quay Lane	4.40	Residential	0%	5%	86%	0%	1%	0%	1%	3%	7%	0%	No	Yes	The majority of the site lies within FZ3a with a small portion in 3b. The site can be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/173	Former Funton Brickworks	6.59	Residential	84%	9%	2%	0%	5%	0%	3%	5%	20%	15%	No	Yes	The majority of the site lies within FZ1 and 2 with small portions in 3a and 3b. The site may be allocated subject to satisfying the Exception Test and the design and layout avoiding FZ3b.
SLA18/174	Land at Ham Farm, Ham Road	1.11	Residential	100%	0%	0%	0%	0%	0%	5%	10%	19%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/175	Land north of Key Street, Sittingbourne	1.55	Residential	50%	6%	0%	0%	0%	43%	6%	72%	81%	0%	Yes	No	The majority of the site lies within FZ1 and 2 and is an existing local plan allocation.
SLA18/176	Land at Belgrave Road	5.17	Residential	100%	0%	0%	0%	0%	0%	0%	0%	9%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/177	Land at Cowstead Farm, Lower Road	29.55	Residential	100%	0%	0%	0%	0%	0%	1%	2%	12%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/178	Preston Fields, Canterbury Road, Faversham	14.33	Residential	100%	0%	0%	0%	0%	0%	7%	10%	19%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/179	The Foundary, Rushenden Road	0.37	Residential	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%	No	No	The site lies entirely within FZ3a but is an existing local plan allocation and has already passed the Exception Test.
SLA18/180	Nil Desperandum, Rushenden Hill	1.06	Residential	89%	7%	4%	0%	0%	0%	0%	0%	1%	0%	No	No	The majority of the site lies within FZ1 and 2 with a small portion in 3a. The site is an existing local plan allocation and has already passed the Exception Test.
SLA18/181	Shellness Road and Park Avenue	0.16	Residential	100%	0%	0%	0%	0%	0%	0%	0%	7%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/182	Land North of Quinton Road	61.21	Mixed	99%	0%	1%	0%	0%	0%	2%	3%	9%	0%	No	No	The majority of the site lies within FZ1 and 2 with a small portion in 3a. The site forms part of an existing local plan allocation and has already passed the Exception Test.
SLA18/183	Land at Frogal Lane	30.47	Residential	100%	0%	0%	0%	0%	0%	2%	4%	16%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/184	Land at Pheasant Farm, East of Sheppey Way	10.40	Residential	100%	0%	0%	0%	0%	0%	1%	2%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/185	Land at Great Grovehurst Farm	4.67	Residential	100%	0%	0%	0%	0%	0%	1%	2%	8%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site forms part of an existing local plan allocation.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/186	Halfway Houses Primary School, Southdown Road	1.51	Residential	100%	0%	0%	0%	0%	0%	1%	1%	6%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/187	Iwade fruit and produce	0.46	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/188	Iwade Village Centre	0.19	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/189	Land north of High Street, Eastchurch	0.76	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/190	Land East of Station Road	4.36	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/191	Bull Lane	0.52	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/192	Faversham Police Station, Church Road	0.18	Residential	100%	0%	0%	0%	0%	0%	0%	0%	5%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/193	Land at Minster County Primary School, Preston Skreens, Minster Road	0.29	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/194	Bysingwood Primary School, Hazebrouck Road	0.75	Residential	100%	0%	0%	0%	0%	0%	0%	3%	17%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/195	152 Staplehurst Road	1.85	Residential	100%	0%	0%	0%	0%	0%	1%	2%	13%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/196	35, High Street, Milton Regis	0.18	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/197	Adj Manor Road	0.09	Residential	0%	44%	56%	0%	0%	0%	0%	0%	1%	0%	No	No	The site lies within FZ2 and 3a but is an existing local plan allocation and has already passed the Exception Test.
SLA18/198	Plover Road, Minster	3.83	Residential	100%	0%	0%	0%	0%	0%	0%	0%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/199	West Street, Queenborough	1.45	Residential	23%	19%	58%	0%	0%	0%	1%	1%	2%	8%	No	No	The site lies across FZ1, 2 and 3a but is an existing local plan allocation and has already passed the Exception Test.
SLA18/200	Swale House	0.58	Residential	100%	0%	0%	0%	0%	0%	1%	5%	29%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/201	Central Avenue	0.93	Residential	100%	0%	0%	0%	0%	0%	0%	1%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/202	St Michaels Road/East Street	0.10	Residential	0%	0%	0%	0%	0%	100%	0%	0%	13%	0%	Yes	No	The site is an existing local plan allocation.
SLA18/203	Provender Mil, New Creek Road	0.95	Mixed	3%	14%	21%	62%	0%	0%	0%	1%	6%	0%	No	No	The site lies across FZ1, 2, 3a and 3a(i). The site forms part of an existing Neighbourhood Plan allocation and has already passed the Exception Test.
SLA18/204	Opposite 1, New Creek Road	0.15	Residential	86%	9%	5%	0%	0%	0%	0%	0%	0%	0%	No	No	The site lies across FZ1, 2 and 3a. The site forms part of an existing Neighbourhood Plan allocation and has already passed the Exception Test.
SLA18/205	Adj Quayside House, Standard Quay	0.18	Residential	0%	0%	20%	80%	0%	0%	0%	0%	0%	0%	No	No	The site lies within FZ3a and 3a(i). The site forms part of an existing Neighbourhood Plan allocation and has already passed the Exception Test.
SLA18/206	Standard House, New Creek Road	0.19	Residential	0%	7%	88%	5%	0%	0%	0%	0%	0%	0%	No	No	The site lies across FZ2, 3a and 3a(i). The site forms part of an existing Neighbourhood Plan allocation and has already passed the Exception Test.
SLA18/207	South of Queenborough Creek	7.03	Residential	0%	41%	58%	0%	1%	0%	0%	0%	4%	100%	No	No	The majority of the site lies across FZ1, 2 and 3a with a small portion in 3b. The site is an existing local plan allocation and has already passed the Exception Test.
SLA18/208	Former McDonald's Mailing Centre, Staplehurst Road	1.50	Residential	100%	0%	0%	0%	0%	0%	0%	3%	16%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/209	Land at Minster Academy, Admiral Walk Minster	1.29	Residential	100%	0%	0%	0%	0%	0%	1%	3%	13%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/210	Land off Colonels Lane, Boughton	0.75	Residential	100%	0%	0%	0%	0%	0%	1%	3%	17%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/211	Land South of Colonels Lane, Boughton	0.31	Residential	100%	0%	0%	0%	0%	0%	29%	61%	83%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/212	Land Adjoining Mayfield, London Road, Teynham	0.33	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/213	Barrow Green Farm, Barrow Green, Teynham	1.09	Residential	100%	0%	0%	0%	0%	0%	0%	0%	1%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/214	Former Istil site Rushenden Road/Thomsett Way	4.00	Residential	0%	0%	100%	0%	0%	0%	1%	5%	36%	100%	No	No	The site lies entirely within FZ3a but is an existing local plan allocation and has already passed the Exception Test.
SLA18/215	Crown Quay Lane	18.24	Residential	30%	23%	8%	0%	39%	0%	7%	13%	37%	25%	No	No	The majority of the site lies within FZ1 and 2 but with a significant portion in 3a and 3b. The site forms part of an existing local plan allocation and has already passed the Exception Test.
SLA18/216	Bell House, Bell Road	0.80	Residential	100%	0%	0%	0%	0%	0%	15%	63%	95%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/217	Land West of Wises Lane	33.69	Residential	100%	0%	0%	0%	0%	0%	2%	3%	9%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding. The site is an existing local plan allocation.
SLA18/218	North East Sittingbourne	50.92	Mixed	49%	38%	13%	0%	0%	0%	1%	2%	6%	46%	Yes	No	The majority of the site lies within FZ1 and 2 but with a significant portion in 3a. The site is an existing local plan allocation and has already passed the Exception Test.
SLA18/219	Land East of Iwade	66.52	Mixed	78%	4%	17%	0%	1%	0%	2%	5%	11%	13%	Yes	No	The majority of the site lies within FZ1 and 2 but with a significant portion in 3a and 3b. The site is an existing local plan allocation and has already passed the Exception Test.
SLA18/220	West of Rushenden Road	10.52	Residential	0%	0%	98%	0%	2%	0%	2%	5%	43%	96%	Yes	No	The site lies almost entirely within FZ3a with a small portion in 3b. The site is an existing local plan allocation and has already passed the Exception Test.
SLA18/221	Land at Lady Dane Farm, Love Lane	15.91	Residential	100%	0%	0%	0%	0%	0%	0%	0%	2%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/222	Land at Manor Farm, Key Street	2.23	Residential	100%	0%	0%	0%	0%	0%	4%	5%	7%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/223	Land at Ashford Road, North Street, Sheldwich	309.00	Residential	100%	0%	0%	0%	0%	0%	1%	2%	7%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/224	Land at Bobbing	416.00	Mixed	100%	0%	0%	0%	0%	0%	2%	3%	10%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/225	South East Sittingbourne	800.00	Mixed	93%	1%	0%	0%	0%	6%	2%	3%	9%	0%	Yes	No	The majority of the site lies within FZ1 and 2. The proposed use is compatible with both.
SLA18/226	South East Faversham	130.72	Residential	100%	0%	0%	0%	0%	0%	1%	1%	4%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/227	45 Key Street	0.21	Residential	22%	7%	0%	0%	0%	71%	30%	100%	100%	0%	Yes	No	The site lies across FZ1 and 2. Residential development is compatible with both.
SLA18/228	Land adjacent Newington Manor, Bull Lane	0.28	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/229	Land at Pond Farm, Newington	12.80	Residential	100%	0%	0%	0%	0%	0%	0%	1%	14%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/230	Sittingbourne adult education, College Road	0.72	Residential	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/231	Flood Lane, Faversham	0.15	Residential	0%	7%	37%	56%	0%	0%	0%	0%	20%	0%	No	Yes	The site lies across FZ2, 3a and 3a(i). The site can be allocated subject to satisfying the Exception Test.
SLA18/232	Land at Stickfast Lane	115.00	Residential	99%	0%	0%	0%	1%	0%	5%	8%	15%	0%	Yes	No	The majority of the site lies within FZ1 with very small portions in FZ2 and 3b. The site can be allocated subject to the design and layout avoiding FZ3b.
SLA18/233	Land adjacent to Cryalls Lane, Sittingbourne	3.80	Residential	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/234	Land at Plough Road, Minster	1.08	Residential	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/235	Land at Perry Court Farm, London Road, Faversham	1.70	Residential	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Figure 2 – Sequential Test

a	b	c	d	Flood Zone						Surface Water			n	o	p	q
				e	f	g	h	i	j	k	l	l				
Site Reference	Site Name	Site Area	Proposed Use	1	2	3a	3a(i)	3b	Surface Water Functional Flood Zone	30 year	100 year	1000 year	Historic	Sequential Test Passed?	Exception Test Required?	Notes
SLA18/236	Land to the north of Vigo Cottage, Lynsted Lane, Teynham	3.20	Residential	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/237	Land to the north of Vigo Cottage, Lynsted Lane, Teynham	0.40	Residential	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.
SLA18/238	Land at southern end of Southdown Road, Halfway	2.87	Mixed	100%	0%	0%	0%	0%	0%	TBC	TBC	TBC	TBC	Yes	No	The site lies wholly within FZ1 and is at the lowest risk of flooding.

Appendix I

Table 1: Flood Zones

Flood Zone	Definition
Zone 1 – Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3)
Zone 2 – Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a – High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b – The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 2 - Flood risk vulnerability classification of different land uses

Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible Development
<ul style="list-style-type: none"> Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. Essential utility infrastructure which has to be located in a flood risk area for operational 	<ul style="list-style-type: none"> Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. Emergency dispersal points. Basement dwellings. 	<ul style="list-style-type: none"> Hospitals Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. Buildings used for dwelling houses, student halls of residence, 	<ul style="list-style-type: none"> Police, ambulance and fire stations which are not required to be operational during flooding. Buildings used for shops; financial, professional and other services; restaurants, 	<ul style="list-style-type: none"> Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel working.

<p>reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.</p> <ul style="list-style-type: none"> • Wind turbines. 	<ul style="list-style-type: none"> • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'). 	<p>drinking establishments, nightclubs and hotels.</p> <ul style="list-style-type: none"> • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. 	<p>cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.</p> <ul style="list-style-type: none"> • Land and buildings used for agriculture and forestry. <ul style="list-style-type: none"> • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. <ul style="list-style-type: none"> • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. 	<ul style="list-style-type: none"> • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.
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