Draft Flood Risk Sequential Test

Draft Submission Local Plan (Regulation 19)

October 2026

Document Status: [Draft for Environment Agency]

This page is left intentionally blank.

Contents

1. Background p.4
2. Methodology p.8
3. Results p.13
4. Appendix A- Sequential Test Site Allocation Data Summaries p.15

1. Background

Introduction

1. This report sets out how flood risk and the sequential approach have been considered in the preparation and allocation of sites in the Draft Submission Local Plan 2026 – 2043 (Regulation 19).

2. The approach has been undertaken in accordance with national planning policy and guidance and is informed by the latest flood risk evidence available to the Council.

3. As part of developing the Draft Submission Local Plan the Council commissioned an updated Level 1 Strategic Flood Risk Assessment (SFRA). The Council has also commissioned an updated Water Cycle Study (WCS).

4. The Environment Agency will be invited to comment as part of the Regulation 19 consultation process and the report may be updated, where necessary, in response to consultation feedback prior to submission of the Local Plan for examination.

The Draft Submission Plan (Regulation 19)

5. The Draft Submission Plan has been developed in a way that represents an evolution of the 2020 Local Plan Review (LPR) that was withdrawn from examination in October 2024. It builds upon the work done for the 2020 LPR including updating evidence base studies where appropriate.

6. The Draft Submission Plan has been prepared to address the Borough's housing and employment needs over the plan period to 2043. The new standard methodology for calculating Local Housing Need (LHN), introduced in December 2024, has had a significant impact on the level of housing required across Solihull Borough. Under the new standard method the LHN for the Borough has now increased to 1,289 dwellings per annum, a significant increase compared to previous requirement of 816 dwellings per annum as set out in the withdrawn 2020 LPR. The total LHN over the plan period is 21,913 dwellings, and the Draft Submission Plan sets out a housing supply of 23,091 dwellings. These dwellings will be delivered through the sources of supply set out on pg.31 in the Draft Submission Plan.

7. The Draft Submission Plan has been informed by the Council's Sustainability Appraisal (SA). The SA sets out a number of objectives against which the draft Plan is assessed. One of these objectives is 'Climate Change Adaptation' which in part relates to reducing the risk of flooding from all sources to protect communities and businesses including vulnerability to climate change. The Appraisal states that, overall, the Draft Submission Plan is expected to result in neutral effects (0) in relation to climate change adaptation. It goes onto state that although several allocations are affected by fluvial and/or surface water flood risk, these issues are addressed through site specific mitigation measures, strategic green and blue infrastructure requirements, sustainable drainage systems and comprehensive masterplanning. Together with Biodiversity Net Gain, these measures are expected to improve resilience to flooding and other climate related hazards in the borough.

8. Flood risk has been an important part of the site selection process which has also considered a wide range of factors that must be balanced in preparing a sound and deliverable Local Plan including sustainability, accessibility, environmental constraints, Green Belt considerations, infrastructure requirements and deliverability. The proposed allocations have been selected having regard to the overall spatial strategy and objectives of the Draft Submission Plan and the Sequential Test has been applied in this context.

9. As explained in the Draft Submission Plan, the 2026 National Planning Policy Framework

(NPPF) includes a set of National Development Management Polices (NDMPs) which has had implications for the nature and scope of policies that can be included in local plans. Councils should not "duplicate, substantially restate" NDMPs, therefore, the Draft Submission Plan does not propose to take forward draft Policy P11 'Water and Flood Risk Management' from the 2020 LPR but does include site specific policies including, where relevant, requirements to minimise and mitigate flood risk.

National Policy Context

10. The Draft Submission Plan is being completed under the legacy system and will be tested against the December 2024 National Planning Policy Framework. The December 2024 NPPF states at Paragraph 172:

172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

11. Paragraph 174 of the NPPF states that the aim of the Sequential Test is to direct development to areas with the lowest probability of flooding. Development should be located in areas of lower flood risk wherever reasonably available and suitable alternative sites exist.

12. Where development cannot be directed to areas at lower risk of flooding, the Exception Test may be required. The need for the Exception Test depends on the vulnerability of the proposed development and the flood risk affecting the site (NPPF paragraph 177).

13. Additional guidance on the application of the Sequential Test is provided within the National Planning Practice Guidance (PPG). Paragraph 23 at Section 'The sequential approach to the location of development' states that the approach is:

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

Evidence Base

14. The Council has commissioned an updated Level 1 Strategic Flood Risk Assessment. The

previous Level 1 SFRA , published in April 2017, formed part of the evidence base for the withdrawn 2020 LPR.

15. The updated Level 1 SFRA is a high-level strategic document and provides a comprehensive and robust evidence base on flood risk issues. It includes a comprehensive set of maps presenting flood risk from all sources including flooding from rivers, surface water, groundwater, reservoirs, canals and the impacts of climate change. It has been informed by a range of national and local datasets, including Environment Agency Flood Map for Planning data, Risk of Flooding from Surface Water mapping, reservoir inundation mapping, climate change allowances, historic flood records and information provided by relevant Risk Management Authorities.

16. The Level 1 SFRA provides the basis for applying the sequential test. It sets out guidance on the sequential test (Appendix B) and recommends that the sequential approach should be used to guide the location of future development and support the allocation of sites through the Local Plan process.

17. The Council has also utilised the latest flood risk site screening for sites submitted as part of the Council's Call for Sites process. This showed the proportion of each site within the different flood zones and that may be at risk from surface water flooding, flooding from reservoirs, groundwater levels etc. The screening has been used to inform the site selection process and to support the application of the Sequential Test.

18. The Council has also drawn upon the findings of the Level 2 Strategic Flood Risk Assessment prepared in support of the withdrawn 2020 Local Plan review. This assessment provided additional site specific flood risk information for a number of the proposed allocations and has been used to supplement the flood risk evidence base where relevant. A Level 2 SFRA was prepared for the following proposed allocations included in this Draft Submission Plan:

- BC1 Barrats Farm BC1 Level 2 SFRA
- BL1 West of Dickens Heath (South) BL1 Level 2 SFRA
- BL2 South of Dog Kennel Lane (West) BL2 Level 2 SFRA and BL2 Level 2 SFRA Hydrology
- BL3 Whitlocks End Farm BL3 Level 2 SFRA and BL3 Level 2 SFRA Modelling Report
- HA1 Meriden Road HA1 Level 2 SFRA
- KN1A Hampton Road North KN1 Level 2 SFRA
- KN1B Hampton Road South KN1 Level 2 SFRA
- KN2 South of Knowle KN2 Level 2 SFRA
- ME1 West of Meriden ME1 Level 2 SFRA
- SO2 Moat Lane Depot SO2 Level 2 SFRA
- UK1 Arden Cross UK1 Level 2 SFRA
- UK2 Damson Parkway UK2 Level 2 SFRA

19. Whilst the Assessment remains a relevant part of the evidence base, further site-specific work may be required for certain allocations as they progress through the planning process to ensure detailed design and flood mitigation measures are informed by the most up-to-date evidence. The Council will continue to engage with the Environment Agency and other stakeholders as this work progresses.

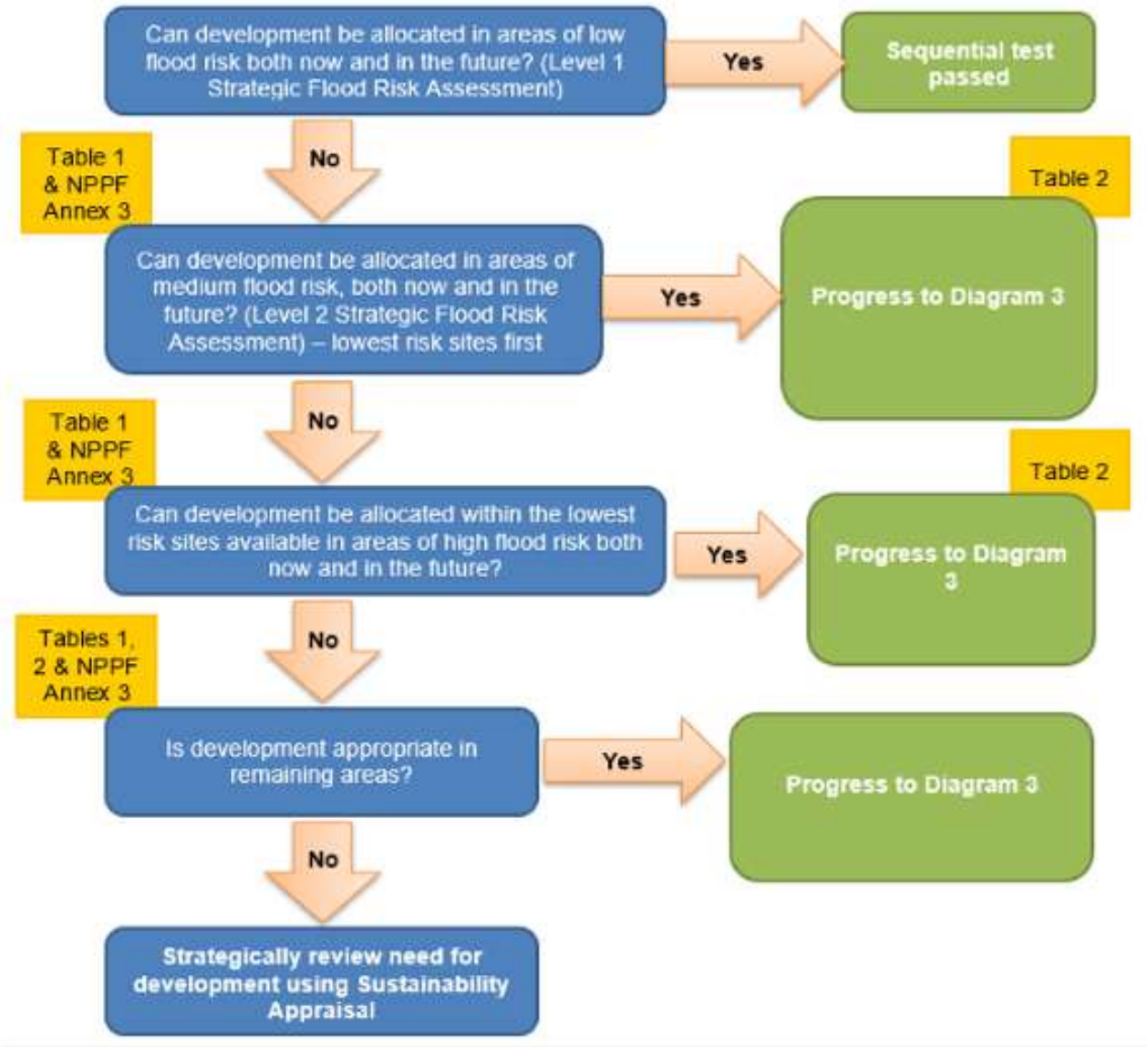
Environment Agency Consultation

20. This Sequential Test has been prepared using the most up-to-date flood risk evidence available to the Council, including the Level 1 Strategic Flood Risk Assessment, the supporting flood risk screening work and the Level 2 SFRA. Whilst the Environment Agency has not been formally consulted on this draft report prior to publication, the document is being published as part of the Regulation 19 Local Plan evidence base and the Environment Agency will be invited to provide comments during the consultation period. The Council will review any representations received and make amendments where appropriate before finalising the evidence base for submission.

2. Methodology

21. The Sequential Test has been undertaken having regard to the requirements of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the methodology set out in the Level 1 SFRA Appendix B, which includes how each source of flood risk should be considered.

22. The PPG identifies the methodology for local plan preparation in relation to the sequential test (Diagram 2 of PPG: Flood Risk and Coastal Change (paragraph 026, Reference ID 7-026 20220825) Revised August 2022). This is also set out in the Council's Level 1 SFRA and below:



23. The flood risk vulnerability of different types of development also needs to be taken into account as this affects which Flood Zone development may be appropriate in. Flood Risk Vulnerability and Flood Zone 'Compatibility' is set out in Table 2 of PPG and shown below. Most housing is classified as 'More Vulnerable' and employment uses as 'Less Vulnerable'.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

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

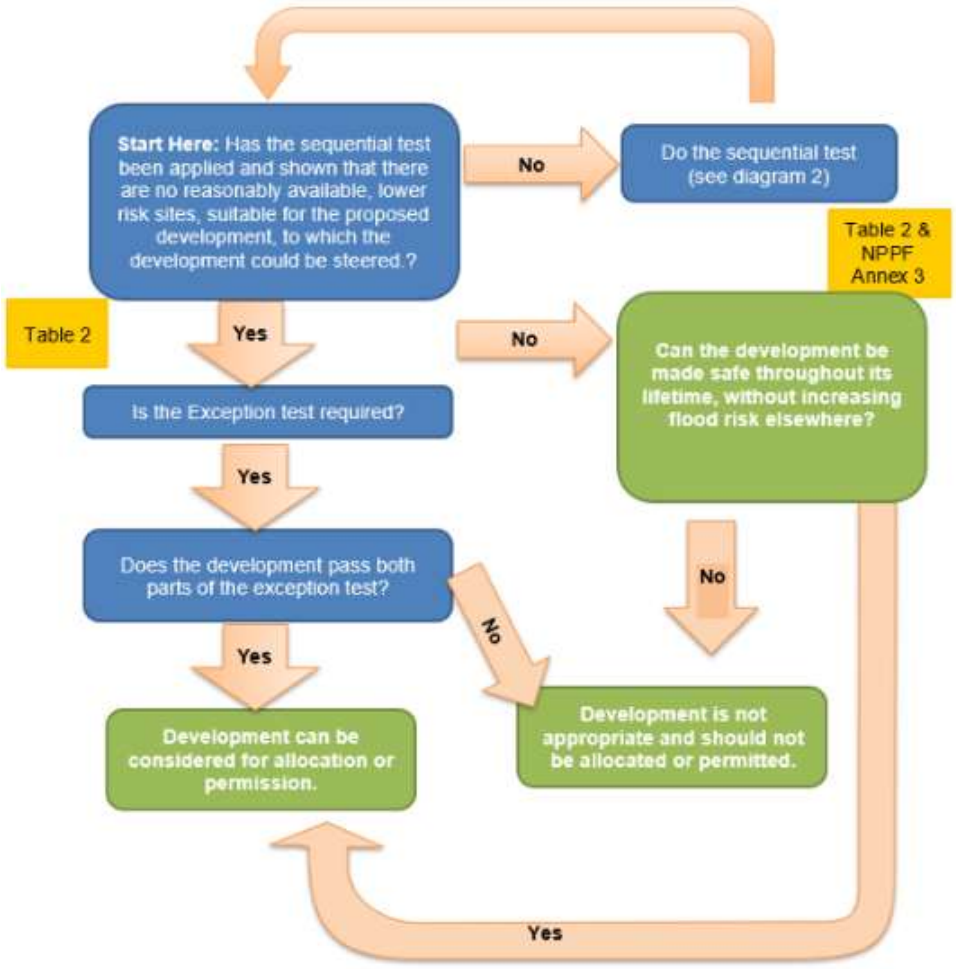
X Development should not be permitted

24. In circumstances where the Sequential Test has been performed and it is not possible for development to be located in areas with a lower risk of flooding, the Exception Test may be required. The PPG (Paragraph: 031 Reference ID: 7-031-20220825) states that the Exception Test requires two additional elements to be satisfied 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.

25. 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

26. The diagram below, set out in the PPG and the Level 1 SFRA illustrates the application of the Exception Test to plan preparation.



† Diagram 3 of PPG: Flood Risk and Coastal Change (paragraph 033, Reference ID 7-033-20220825) Revised August 2022.

27. The flood risk sequential test site summaries are provided at Appendix A and has focused on the residential, employment and mixed-use allocations proposed within the Draft Submission Local Plan.

28. A number of the proposed allocations benefit from planning permission or a resolution to grant planning permission (these are set out in the table below along with 'live' planning applications). The principle of development has already been established and flood risk has been assessed through the development management process. Detailed Flood Risk Assessments, drainage strategies and associated mitigation measures have been prepared where required and have informed the determination of those planning applications. Whilst these sites are included within the assessment for completeness (at Appendix A), the Sequential Test does not seek to revisit the principle of development already established through the development management process.

Allocation Reference	Site	Planning Status	Planning Reference Number
BC1	Barratts Farm	A resolution to grant planning permission (15 July 2026)	PL/2023/01520/PPOL
BC3	Windmill Lane	'Live Planning Application' (received 8 December 2025)	PL/2025/02275/PPOL
BC6	Lavender Hall Farm	A resolution to grant planning permission (11 March 2026)	PL/2024/02845/PPOL
BL1	West of Dickens Heath (South)	'Live Planning Application' (received 20 December 2023)	PL/2023/02656/PPOL
BL2	South of Dog Kennel Lane (West)	A resolution to grant planning permission (10 December 2025) Note: Draft S106 Agreement uploaded to Council website 8 October 2026	PL/2024/02926/PPOL
BL3	Whitlocks End Farm	'Live Planning Application' (received 28 March 2025)	PL/2025/00661/PPOL
HA1	Meriden Road	A resolution to grant planning permission (11 February 2026) Note: Draft S106 Agreement uploaded to Council website 22 October 2026	PL/2024/00975/PPFL
HH1	School Road	A resolution to grant planning permission (27 May 2026)	PL/2025/00879/PPOL
KN2	South of Knowle	Outline Planning Permission (Decision Notice 24 September 2025) Full Planning Permission (Decision Notice 13 November 2025) Resolution to grant planning permission (10 December 2025) Note: Draft S106 Agreement uploaded to Council website 21 July 2026 'Live Planning Application' (received 2 February 2026)	PL/2023/02294/PPOL PL/2023/00222/MAJFDW PL/2025/00155/PPOL PL/2026/00193/PPFL
ME1	West of Meriden	Full Planning Permission (Decision Notice 4 October 2024)	PL/2022/02282/PPFL
SO1	East of Solihull	Outline Planning Permission (Decision Notice 13 July 2026)	PL/2024/00037/PPOL

UK2	Damson Parkway	Full Planning Permission (Decision Notice 27 July 2017)	PL/2016/03131/PPFL

29. The proposed broad locations for growth in the Draft Submission Plan have not been included within the Sequential Test as they do not constitute site allocations and there is insufficient information available regarding the location, scale, form and extent of future development to apply the sequential approach. Nevertheless, flood risk was considered as part of the process of identifying the broad locations. Flood risk considerations will be assessed in greater detail as these locations come forward through future plan-making, masterplanning and development management processes.

30. Flood risk information has been obtained from the Level 1 SFRA, flood risk screening and, where relevant, supplemented by existing Level 2 SFRA evidence prepared in support of the previous Local Plan Review.

31. In accordance with Level 1 SFRA Appendix B, the Sequential Test has focused primarily on fluvial and surface water flood risk, including the impacts of climate change. Groundwater, sewer, reservoir and canal flooding have been considered as part of the wider evidence base and used as screening constraints to identify where further assessment or mitigation may be required.

32. The Level 1 SFRA Appendix B sets out what flood risk information should be used in the performance of the Sequential Test. In summary:

- **Fluvial flood risk** assessed using the Environment Agency Flood Map for Planning data and Flood Zone classifications (Flood Zones 1,2,3a and 3b). Flood Zone percentages are derived from overlapping Environment Agency datasets and therefore may not sum to 100%.
- **Surface water flood risk** assessed using the Environment Agency Risk of Flooding from Surface Water mapping. This identifies areas potentially affected by surface water flooding during a range of rainfall events.
- **Climate change impacts** considered through review of Flood Zones plus Climate Change mapping and the recommendations contained within the Level 1 SFRA. This assists in identifying areas that may be affected by future increases in flood risk over the plan period.
- **Other sources of flood risk** including Groundwater flooding (British Geological Survey (BGS) Groundwater flood susceptibility maps and JBA Groundwater Flood Emergence Map), reservoir inundation (Environment Agency "wet day" and "dry day" reservoir inundation extents), canal-related flooding (overtopping and breach information provided by the Canal and River Trust), sewer-related flooding (Severn Trent Water Drainage and Wastewater Management Plan (DWMP23)) and historic flooding records (Environment Agency Historic Flood Map).

3. Results

33. The proposed allocations contained within the Draft Submission Plan have been assessed and this has been informed by the findings of the Level 1 SFRA, flood risk screening and, where relevant, supplemented by the previous Level 2 SFRA evidence.

34. The flood risk sequential test site summaries are provided at Appendix A. The following information is included:

- Site allocation reference and location;
- Site area;
- Proposed use and flood risk vulnerability classification;
- Fluvial flood risk;
- Surface water flood risk;
- Climate change considerations;
- Other flood risk constraints such as groundwater mapping and reservoir risk;
- Planning status;
- Draft sequential test outcomes and site recommendations.

35. Where sites are located wholly within Flood Zone 1, flood risk is not generally considered to represent a strategic constraint to development. However, consideration has still been given to surface water flooding, climate change and other sources of flooding identified through the evidence base.

36. Appendix A demonstrates that most of the proposed allocations are located wholly within Flood Zone 1 (14 out of 18 sites) including:

- BC3 Windmill Lane
- BC5 Trevallion Stud
- BC6 Lavender Hall Farm
- BL1 West of Dickens Heath
- BL2 South of Dog Kennel Lane
- BL3 Whitlock's End Farm
- HA1 Meriden Road
- HH1 Land South of School Lane
- KN1B Hampton Road South
- KN2 South of Knowle
- ME1 West of Meriden
- SO1 East of Solihull
- SO2 Moat Lane Depot
- BC7 Hallmeadow Road/Riddings Hill

37. A limited number of the proposed allocations contain areas within Flood Zones 2, 3a or 3b. In each instance, the affected areas comprise a relatively small proportion of the overall allocation. Consideration has been given to the extent of the flood risk constraint and whether development can be directed towards lower-risk areas of the site through the use of

appropriate layout and design measures consistent with SFRA recommendations. These sites include:

- BC1 Barratts Farm
- KN1A Hampton Road North
- UK1 Arden Cross
- UK2 Damson Parkway

38. Surface water flood risk affects varying proportions of the proposed allocations. However, in the majority of cases, surface water flooding is limited in extent and affects only a part of the site. Where identified, surface water constraints are considered capable of being addressed through site layout, sustainable drainage systems (SuDS) and detailed drainage design consistent with SFRA recommendations.

39. In conclusion, the majority of proposed allocations are wholly within Flood Zone 1. Where allocations are affected by Flood Zones 2 and 3, these areas generally comprise a small proportion of the overall site. Having regard to the wider site selection process, planning status of a number of allocations, and the ability to direct development towards lower risk areas within sites, it is considered that the proposed allocation strategy is consistent with the objectives of the Sequential Test.

40. It should be noted that, where relevant, a site specific Flood Risk Assessment assessing all forms of flood risk will need to be carried out at application stage in line with national policy.

41. This report will be subject to consultation alongside the Draft Submission Local Plan, including consultation with the Environment Agency, and may be refined in response to representations received.

Appendix A: Sequential Test Site Allocation Data Summaries

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
BC1 Barratts Farm, Balsall Common	90.98	Residential (More Vulnerable)	94% FZ1 3% FZ2 3%FZ3a 3%FZ3b	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 6% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 15% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	Flood Zones and Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent. EA Flood Zones plus climate change: 6% (combined extent of Flood Zones 2 and 3 could increase with climate change).	Groundwater Emergence Mapping: 1% of the site is identified as being within 0.025m of the surface. 2% of the site is identified as being between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.	A resolution to grant planning permission, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2023/01520/PPOL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site benefits from a resolution to grant planning permission and has been subject to detailed flood risk assessment. Approximately 94% of the site lies within Flood Zone 1 and the approved layout applies a sequential approach, directing built development towards areas of lower flood risk. Principle of development already established.

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
BC3 Windmill Lane	7.09	Residential (More Vulnerable)	100% FZ1	6% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 17% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 33% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day). Not within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.	The site is currently the subject of a planning application. Site specific flood risk matters are being considered through the determination of the planning application and associated supporting technical evidence (PL/2025/02275/PPOL).	The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk in the northern part of the site which is being considered through the ongoing planning application process and will be subject to appropriate drainage and site design measures. Draft Policy BC3 requires the provision of above-ground SuDS features, avoidance of flood risk areas in the north-west of the site and consideration of flood alleviation measures for the wider area. The site is considered acceptable from a flood risk perspective.
BC5 Trevallion Stud	11.86	Residential (More Vulnerable)	100% FZ1	1% of the site is affected by the 3.3% AEP (1 in	Surface Water plus Climate Change mapping	Groundwater Emergence Mapping: 0% of the site is	None	The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk in

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				30 year) surface water event. 2% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 5% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	indicates that parts of the site may be affected by future increases in flood extent.	identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		the south of the site. Draft Policy BC5 requires the provision of above-ground SuDS features. The site is considered acceptable from a flood risk perspective.
BC6 Lavender Hall Farm	3.83	Residential (More Vulnerable)	100% FZ1	0% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 0% of the site is affected by the	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface. 58% of the site is identified as being between	Resolution to grant planning permission, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2024/02845/PPOL).	The site benefits from a resolution to grant planning permission and has been subject to detailed flood risk assessment. The site is not affected by notable flood risk constraints. The site is wholly within Flood Zone 1. Draft

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1% AEP (1 in 100 year) surface water event. 1% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	increases in flood extent.	0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		Policy BC6 includes requirements for the provision of above-ground SuDS features. Principle of development already established.
BL1 West of Dickens Heath (South)	19.58	Residential (More Vulnerable)	100% FZ1	1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 4% of the site is affected by the 1% AEP (1 in 100 year) surface water	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface.	The site is currently the subject of a planning application. Site specific flood risk matters are being considered through the determination of the planning application and associated supporting technical evidence (PL/2023/02656/PPOL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk in the western part of

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				event. 9% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		the site. Draft Policy BL1 requires suitable SuDS, flood risk management measures, above-ground drainage features and the deculverting of an existing watercourse where feasible. The site is considered acceptable from a flood risk perspective.
BL2 South of Dog Kennel Lane (West)	46.90	Residential and Education Establishment (More Vulnerable)	100% FZ1	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 5% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 10% of the site is affected by the 0.1% AEP (1	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: <1% of the site is identified as being within 0.025m of the surface. 42% of the site is identified as being between 0.025m and 0.5m below the surface.	Resolution to grant planning permission, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2024/02926/PPOL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site benefits from a resolution to grant planning permission and has been subject to detailed flood risk assessment. The site is wholly within Flood Zone 1. The approved layout incorporates sustainable drainage systems and the

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				in 1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		provision of flood alleviation features. Principle of development already established.
BL3 Whitlocks End Farm	13.67	Residential (More Vulnerable)	100% FZ1	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 4% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 9% of the site is affected by the 0.1% AEP (1 in	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day).	The site is currently the subject of a planning application. Site specific flood risk matters are being considered through the determination of the planning application and associated supporting technical evidence (PL/2025/00661/PPOL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk in several parts of the site. Draft Policy BL3 requires above ground SuDS features, avoidance of flood risk areas in the north-west of the site and

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1000 year) surface water event.		Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		flood alleviation measures where appropriate. The site is considered acceptable from a flood risk perspective.
HA1 Meriden Road	5.46	Residential (More Vulnerable)	100% FZ1	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 5% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 10% of the site is	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface.	Resolution to grant planning permission on part of site, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2024/00975/PPFL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site, in part, benefits from a resolution to grant planning permission and has been subject to detailed flood risk assessment. The site is wholly within Flood Zone 1. The site contains areas of

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				affected by the 0.1% AEP (1 in 1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		surface water flood risk. Draft Policy HA1 requires that no development takes place within higher flood risk zones, requires above-ground SuDS and supports the realignment of surface water flows through the site. Principle of development already established on part of the site and the other part of the site is considered acceptable from a flood risk perspective.
HH1 School Road	5.96	Residential (More Vulnerable)	100% FZ1	1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 4% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 9% of the site is affected by the 0.1% AEP (1 in	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day).	Resolution to grant planning permission, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2025/00879/PPOL).	The site benefits from a resolution to grant planning permission and has been subject to detailed flood risk assessment. The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk. The approved layout incorporates flood alleviation and drainage features. Principle of development already established.

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1000 year) surface water event.		Not within 100m of Detailed River Network. Within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		
KN1A Hampton Road North	9.75	Residential (More Vulnerable)	99% FZ1 1% FZ2 1%FZ3a <1%FZ3b	<1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. <1% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 2% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	Flood Zones and Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent. EA Flood Zones plus climate change: 1% (combined extent of Flood Zones 2 and 3 could increase with climate change).	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network.	None	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. Further site specific work may be required to progress through the planning process to ensure detailed design and flood mitigation measures are informed by the most up-to-date evidence. Approximately 99% of the site lies within Flood Zone 1. The site is affected by Flood Zone 3 along its north-western boundary. Draft Policy KN1A

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
						Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		requires development to be located outside higher-risk flood zones and requires suitable SuDS and flood risk management measures. The site is considered acceptable from a flood risk perspective.
KN1B Hampton Road South	1.63	Residential (More Vulnerable)	100% FZ1	<1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. <1% of the site is affected by the 1% AEP (1 in 100 year) surface water	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface.	None	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site is wholly within Flood Zone 1. Draft Policy KN1B requires suitable SuDS and flood risk management measures. The

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				event. <1% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Not within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		site is considered acceptable from a flood risk perspective.
KN2 South of Knowle	49.05	Residential and Education Establishment (More Vulnerable)	100% FZ1	3% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 6% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 12% of the site is affected by the 0.1% AEP (1 in	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface. <1% of the site is identified as being between 0.025m and 0.5m below the surface.	Outline Planning Permission (PL/2023/02294/PPOL) Full Planning Permission (PL/2023/00222/MAJFDW) Resolution to grant planning permission, subject to completion of a Section 106 Agreement and/or planning conditions (PL/2025/00155/PPOL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site benefits from two planning permissions and a resolution to grant planning permission and has been subject to detailed flood risk assessments. The site is wholly within Flood Zone 1. The approved layouts incorporate appropriate

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.	The site is currently the subject of a planning application. Site specific flood risk matters are being considered through the determination of the planning application and associated supporting technical evidence (PL/2026/00193/PPFL).	drainage and site design measures. Principle of development already established on main parts of the site and the other part of the site is considered acceptable from a flood risk perspective.
ME1 West of Meriden	3.67	Residential (More Vulnerable)	100% FZ1	1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 2% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 4% of the site is affected by the 0.1% AEP (1 in	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 5% of the site is identified as being within 0.025m of the surface. 23% of the site is identified as being between 0.025m and 0.5m below the surface.	Planning permission on main part of site (PL/2022/02282/PPFL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site, in part, benefits from planning permission and has been subject to detailed flood risk assessment. The site is wholly within Flood Zone 1. Areas of surface water flood risk on the remainder of the site should be subject to appropriate drainage

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		and site design measures. Principle of development already established on main part of the site and the other part of the site is considered acceptable from a flood risk perspective.
SO1 East of Solihull	43.21	Residential (More Vulnerable)	100% FZ1	<1% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 1% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 3% of the site is affected by the	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface. <1% of the site is identified as being between 0.025m and 0.5m below the surface.	Planning permission on part of northern part of site (PL/2024/00037/PPOL).	Part of the site benefits from planning permission and has been subject to detailed flood risk assessment. The site is wholly within Flood Zone 1. The site contains small areas of surface water flood risk. Whilst draft Policy S01 does not contain detailed flood mitigation requirements, associated infrastructure requirements and the wider policy framework will require flood risk to be

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				0.1% AEP (1 in 1000 year) surface water event.		No reservoir flooding risk identified (Dry Day and Wet Day). Within 100m of Detailed River Network. Within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		appropriately managed. Principle of development already established on part of the site and the other part of the site is considered acceptable from a flood risk perspective.
SO2 Moat Lane Depot	3.07	Residential (More Vulnerable)	100% FZ1	17% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 38% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 64% of the site is affected by the 0.1% AEP (1 in	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day).	None	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. The site is wholly within Flood Zone 1. The site contains extensive areas of surface water flood risk. Draft Policy SO2 requires an integrated drainage, landscape and ecological strategy and surface water flood mitigation measures as part of the development.

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				1000 year) surface water event.		Not within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		Development proposals will need to demonstrate through a site specific FRA and drainage strategy that flood risk can be managed appropriately. The site is considered acceptable from a flood risk perspective.
BC7 Hallmeadow Road/Riddings Hill	1.61	Residential (More Vulnerable)	100% FZ1	4% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 8% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 14% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event.	Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent.	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface. 4% of the site is identified as being between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day).	The adopted Solihull Local Plan (2013) allocated the site for development of approximately 65 dwellings.	The site was allocated in the adopted 2013 Solihull Local Plan. The site is wholly within Flood Zone 1. The site contains areas of surface water flood risk. Draft Policy BC7 includes the requirement of above ground SuDS features. The principle of development already established.

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
						Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		
UK1 Arden Cross	152.07	Mixed Use (More Vulnerable)	95% FZ1 2% FZ2 4%FZ3a 2%FZ3b	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 4% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 10% of the site is affected by the 0.1% AEP (1 in 1000 year) surface water event	Flood Zones and Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent. EA Flood Zones plus climate change: 6% (combined extent of Flood Zones 2 and 3 could	Groundwater Emergence Mapping: 37% of the site is identified as being within 0.025m of the surface. 3% of the site is identified as being between 0.025m and 0.5m below the surface 6% of the site falls within the dry day reservoir flooding extent and approximately. 14% falls within the wet	Construction of HS2 has commenced. The site occupies a unique strategic location centered around the proposed HS2 Interchange Station.	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. Approximately 95% of the site lies within Flood Zone 1. The site contains areas of Flood Zone 2/3 and surface water flood risk. The allocation is supported by Policy SMBC/E1, which requires a strategic green and blue infrastructure network, and by comprehensive masterplanning requirements which provide opportunities to address climate resilience and flood risk issues at a strategic scale. It is

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
					increase with climate change)	day reservoir flooding extent. Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		considered there is sufficient scope to direct development towards lower-risk areas through a sequential approach to site design.
UK2 Damson Parkway	95.35	Employment (Less Vulnerable)	99% FZ1 <1% FZ2 1%FZ3a 1%FZ3b	2% of the site is affected by the 3.3% AEP (1 in 30 year) surface water event. 4% of the site is affected by the 1% AEP (1 in 100 year) surface water event. 11% of the site is affected by the 0.1% AEP (1 in 1000 year)	Flood Zones and Surface Water plus Climate Change mapping indicates that parts of the site may be affected by future increases in flood extent. EA Flood Zones plus climate change: 1% (combined extent	Groundwater Emergence Mapping: 0% of the site is identified as being within 0.025m of the surface or between 0.025m and 0.5m below the surface. No reservoir flooding risk identified (Dry Day and Wet Day).	The first phase of development at UK2 has been built, including 14.5ha for a JLR dispatch facility, a 98,000 sqm logistics operations centre and infrastructure required to deliver UK2 including realignment to Damson Parkway (PL/2016/03131/PPFL).	A Level 2 SFRA was undertaken for the site as part of the evidence base for the now withdrawn 2020 Local Plan Review which provided specific guidance. Approximately 99% of the site lies within Flood Zone 1. The site contains areas of flood risk. Draft Policy UK2 includes specific requirements for flood alleviation, enhancement of the Low Brook corridor and the delivery of a high-quality SuDS network. It is considered there is sufficient

Allocation	Area (Ha)	Proposed Use/Vulnerability Classification	Risk of Fluvial Flooding	Risk of Surface Water Flooding	Climate Change Considerations	Other Flood Risk Constraints	Planning Status	Draft Sequential Test Outcomes and Site Recommendations (to be reviewed by the EA)
				surface water event.	of Flood Zones 2 and 3 could increase with climate change)	Within 100m of Detailed River Network. Not within 100m of Canal. None of the site falls within an area recorded on the Environment Agency Historic Flood Map.		scope to direct development towards lower-risk areas through a sequential approach to site design.

This page is left intentionally blank

Policy and Engagement
Economy & Infrastructure Directorate
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

Email: psp@solihull.gov.uk

Web site:
https://www.solihull.gov.uk/planning-and-building-control/emerging-local-plan