

# Strategic Flood Risk Assessment

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## **1.9.1 Sequential Test Study Boundary**

Over the years there has been extensive development in the Avonmouth area based around port related distribution, industrial and waste facilities; extending northwards with significant areas of land being allocated in development plans for employment purposes within the Bristol Local Plan (1997).

The Avonmouth / Severnside area was deemed to form an appropriate boundary within which to apply the Sequential Test.

## **1.9.2 Waste Core Strategy Status**

The West of England Partnership : Joint Waste Core Strategy Development Plan : Preferred Options (2008) identified sites suitable for development of strategic waste management facilities.

All preferred sites within the Avonmouth / Severnside area were situated within Flood Zone 3, and the Sustainability Appraisal recognised that the region was constrained in terms of areas that are subject to flood risk.

The West of England Partnership : Joint Waste Core Strategy : Detailed Site Assessment Report (October 2008) identified the former Sevalco site (ref. DS07) as having the potential for development of a strategic waste management facility.

## **1.9.3 Sequential Test Summary**

Evidence gathered from strategic planning documents indicates that there are no alternative, available, appropriate and deliverable sites within the Avonmouth / Severnside area for redevelopment of a strategic waste management facility in a lower risk flood zone.

The site may, therefore, be deemed to satisfy the requirements of the Sequential Test as set out within PPS25, subject to ratification by the Local Planning Authority.

## **1.10 Exception Test**

### *Criteria*

On the basis that the site will be viewed favourably in terms of the Sequential Test, the Exception Test needs to be satisfied for the 'Less Vulnerable' use located within Flood Zone 3a.

PPS25 describes the Exception Test as providing a 'method of managing flood risk while still allowing necessary development to occur' and will be satisfied where:

- a) the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment (SFRA) where one has been prepared;
- b) the development should be on developable previously developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land; and
- c) a FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.