

**APPENDIX C1: Proforma for Sequential and Exception Tests**  
(required for all sites, regardless of level of flood risk)

1	Site name and reference	West Holme Nursery, 65 Station Road, Walpole Cross Keys, PE34 4HB		
	Date of completion	February 2021		
	Completed by	Ellingham Consulting		
2	The site is affected by (Please tick all that apply)			
	Flood Zone 3a	X	Residual risk (Max Depth <b>0.9m</b> )	X
	Flood Zone 3b		The Coastline (within 100m)	
	Flood Zone 2		Climate Change (Fluvial)	
	Fluvial/ tidal/ sea flooding/ other		Climate Change (Tidal)	
	Surface Water Flooding		Climate Change (Surface Water)	
	A watercourse passing through/ next to site (within 20m)		Other matters e.g. dry islands, reservoir flood risk, groundwater risk	
3	Development type	Industrial		
4	Vulnerability to flooding (see Table 1-2)	Less Vulnerable		
5	<p><b>Sequential Test Declaration:</b></p> <p>If the site is at flood risk <b>you must</b> demonstrate how you have considered suitable and reasonable available alternative locations at lower flood risk. You must also demonstrate why these alternatives are not suitable given wider planning considerations. Ownership or land owner agreement in itself is <b>not</b> acceptable as a reason not to consider alternatives.</p> <p>Large parts of the King's Lynn and West Norfolk Borough Council district between the River Nene and River Great Ouse, to the north and east of Wisbech, lie in Flood Zone 3. Walpole Cross Keys is entirely within defended Flood Zone 3, an area that benefits from flood defences. The River Nene and River Great Ouse have defences that provide protection during the 0.5% annual probability (1 in 200 chance each year) event including climate. The site therefore has a low probability of flooding and is considered to pass the sequential test.</p>			

6	<p><i>Flood risk assessment/surface water drainage strategy: Please attach this to this proforma*</i></p> <p><i>Please confirm that the design of site will meet the <a href="#">flood risk design standard guidance</a> and that the surface water drainage strategy conforms to the <a href="#">requirements of Norfolk County Council as LLEA</a></i></p> <p>YES</p> <p><i>If not, please provide a further explanation</i></p>
7	<p><i>Where the Exception Test Applies</i></p> <p><i>Please provide evidence that the development is needed for wider sustainability reasons and where possible helps to reduce risk to the wider community.</i></p> <p>The Exception Test is not necessary.</p> <p><i>* Flood Risk Assessments are required for sites over 1 hectare and all sites in Flood Zones 2 and 3. Surface Water Drainage Strategies are required for all major developments.</i></p> <p><i>Where sites in Flood Zone 1 are at risk from other sources of flooding, a Flood Risk Assessment will also be required. The SFRA can be used to help identify the sources of flooding that may affect a development site to scope the need for and content of a Flood Risk Assessment.</i></p>