

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

1	Site name and reference	Trinity Hall Farm, Trinity Road, Walpole Highway		
	Date of completion	July 2022		
	Completed by	Ellingham Consulting		
2	The site is affected by (Please tick all that apply)			
	Flood Zone 3a		Residual risk (Max Depth <b>1.2m</b> )	<b>X</b>
	Flood Zone 3b	<b>X</b>	The Coastline (within 100m)	
	Flood Zone 2		Climate Change (Fluvial)	
	Fluvial/ tidal/ sea flooding/ other		Climate Change (Tidal)	<b>X</b>
	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	Residential		
4	Vulnerability to flooding (see Table 1-2)	More 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 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. The SFRA confirms that the site is not at risk during a 1% annual probability (1 in 100 chance each year) fluvial or a 0.5% annual probability (1 in 200 chance each year) tidal event including an allowance for climate change.</p> <p>The dwelling will provide accommodation for the Farm Manager. It is necessary for the Farm Manager to be on site for the operation of the farm and security. The agricultural holding is in Flood Zone 3 so there are no opportunities to undertake the development at an alternative location with a lower level of flood risk. The development 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 economic value of rural areas is dependent upon the success of the business within them. Provision of a Key Workers dwelling at this site will be a benefit to the rural economy.</p> <p>Section 5 of the Flood Risk Assessment describes the flood mitigation measures and the management of the residual risks, demonstrating that this development will be safe and not increase flood risk elsewhere. The development is considered to pass the Exception Test.</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>