



**SANDWELL LOCAL PLAN  
Site Assessment Report  
Appendix E: Flood Risk Sequential Test**

## Sandwell Local Plan - Sequential Test- Addendum to SFRA (2024)

A sequential test of the Regulation 19 Sandwell Local Plan site allocations has been undertaken in accordance with the methodology prepared by JBA Consulting as set out at Appendix X of the Sandwell Strategic Flood Risk Assessment (SFRA, 2024). The methodology was prepared in accordance with National Planning Policy and Guidance on flood risk, including the sequential test and the exception test, and was agreed with the Environment Agency as part of the preparation of the Sandwell SFRA (2024). The Council has undertaken this sequential test as an addendum to the SFRA based on the most up to date flood risk data.

The Site Assessment process for the Sandwell Local Plan site allocations has also taken account of flood risk and this is detailed further in the Sandwell Local Plan Site Assessment Report (2024).

The Regulation 19 Sandwell Local Plan (2024) Policy SCC5 - Flood Risk sets out site specific flood risk assessment requirements in line with National Planning Policy and Guidance which should accompany relevant planning applications for any applicable sites identified within the SFRA and this sequential test addendum.

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH1	Brown Lion Street	0.46	27 Houses	More Vulnerable	Surface Water – 0% in high and medium surface water zone; 2.09% low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has permission for 27 houses)	No	Passed
SH2	Land adjacent To Asda Wolverhampton Road, Oldbury	1.5	62 Houses	More Vulnerable	Surface Water – 1.86% is within the high risk surface water zone; 4.45% in the medium zone and 6.20% in low zone  Flood Risk – 96.94% in FZ1 and 3.06% in FZ2.	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3b, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has application submitted for 60 homes)	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH4	Lower High Street (Station hotel & Dunns Site).	0.28	20 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0% in medium zone; 5.79% in low risk surface water zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH5	Mill Street, Great Bridge	0.88	40 Houses	More Vulnerable	Surface Water – 2.22% in high-risk surface water zone; 1.66% in medium zone; and 8.07% in low zone  Flood Risk – 39.64% in FZ1; 60.33% in FZ2; 0.02% in FZ3	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3b, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has permission for 20 homes in NE; also permission for 8 homes NW)	No	Passed
SH6	Swan Lane	3.77	147 Houses	More Vulnerable	Surface Water – 0.00% in high risk surface water zone;	N/A- whilst there is a risk of surface water flooding, this	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					1.92% in medium zone; 11.01% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future. <sup>(OB)</sup>  (NB site has planning permission DC/22/66532 for 147 houses)		
SH7	The Boat Gauging House & Adjoining Land, Factory R	0.52	50 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 13.48% in medium zone; 7.4% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has planning permission DC/21/65872 for 50 houses)	No	Passed
SH8	Alma Street, Wednesbury	0.54	23 Houses	More Vulnerable	Surface Water – 1.85% in low-risk surface water zone;	N/A- whilst there is a risk of surface water flooding, this	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					0% in medium and high zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.		
SH9	The Phoenix Collegiate, Friar Park Road, Wednesbur	4.8	105 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0.6% in medium zone; 2.11% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has planning permission DC/23/68742 for 105 houses)	No	Passed
SH10	Tipton Conservative And Unionist Club, 64 Union St	0.14	14 Houses	More Vulnerable	Surface Water – 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH11	Sandwell District & General Hospital,	0.82	121 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0% in medium zone; 2.29% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has planning permission for 121 homes)	No	Passed
SH13	Silverthorne Lane/ Forge Lane Cradley Heath	2.41	81 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0% in medium zone; 3.62% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH14	Langley Maltings, Western Road, Langley	2.72	71 Houses	More Vulnerable	Surface Water – 11.13% in high risk surface water zone; 14.12% in medium zone; 20.89% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a small portion of the site and overall, the site is located in an area at low risk	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk - Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	of flooding from all sources, now and in the future.		
SH15	Macarthur Road Industrial Estate Cradley Heath	0.3	13 Houses	More Vulnerable	Surface Water – 0% - in high and medium surface water risk zone; 3.33% in low zone.  Flood Risk - Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future  (NB outline permission DC/15/58907 for wider site)	No	Passed
SH16	Cradley Heath Factory Centre, Woods Lane, Cradley	4.85	170 Houses	More Vulnerable	Surface Water – 0.36% in high risk surface water zone; 1.13% in medium zone; 5.94% in low zone  Flood Risk - Flood Risk – 97.11% of the site is within Flood Zone 1. 2.86% in Flood Zone 2 and 0.03% in Flood Zone 3	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3b, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed



Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
						(NB outline permission DC/15/58907 for wider site)		
SH17	Land adj to Droicon Estate, Portway Road, Rowley R	0.66	28 Houses	More Vulnerable	Surface Water – 0.06% in high risk surface water zone; 0.17% in medium zone; 8.01% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH18	STW/SMBC Land Friar Park	9.99	630 Houses	More Vulnerable	Surface Water – 2.69% in high-risk surface water zone; 3.14% in medium zone; 13.15% in low zone  Flood Risk – 99.64% in Flood Zone 1; 0.36% in Flood Zone 2	N/A- whilst there is a risk of surface water flooding and Flood Zone 2, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH19	Land at Horseley Heath, Alexandra Road, and Lower	2.26	45 Houses	More Vulnerable	Surface Water – 0.53% in high risk surface water zone; 0.69% in medium zone; 9.27% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	low risk of flooding from all sources, now and in the future.		
SH20	Elbow Street, Old Hill	0.72	33 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 9.96% in medium zone; 35.8% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH21	Dudley Road East	2.65	90 Houses	More Vulnerable	Surface Water- 0% in high and medium risk surface water zone; 1.11% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A - whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH22	Tatbank Road Oldbury	1.15	52 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0.87% in medium zone; 8.40% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	low risk of flooding from all sources, now and in the future.		
SH23	28-64 High Street, West Bromwich	0.97	53 Houses	More Vulnerable	Surface Water – 0% on high and medium risk surface water zone; 3.09% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH24	Cokeland Place / Graingers Lane, Cradley Heath	0.36	16 Houses	More Vulnerable	Surface Water- 0% in high risk surface water zone; 0.01% in medium zone; 1.10% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH25	Bradleys Lane / High Street, Tipton	5.3	189 Houses	More Vulnerable	Surface Water – 0.80% in high risk surface water zone; 1.56% in medium zone; 5.13% in low zone	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	low risk of flooding from all sources, now and in the future.		
SH26	Lower City Road, Oldbury	2.33	73 Houses	More Vulnerable	Surface Water – 0.63% in high risk surface water zone; 0.97% in medium; 5.77% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH27	Site surrounding former Post office and Telephone	1.17	52 Houses	More Vulnerable	Surface Water – 0% in high and medium risk surface water zone; 1.44% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH28	Friar Street, Wednesbury	1.01	45 Houses	More Vulnerable	Surface Water – 0% in higher risk surface water zone; 2.76% in medium zone; 15.23% in low zone.	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3, this represents a very small portion of the site and overall,	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Zone – 78.92% in Flood Zone 1; 21.02% in Flood Zone 2; 0.06% in Flood Zone 3	the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.		
SH29	Used Car Sales site on corner of Lower Church Lane	0.57	23 Houses	More Vulnerable	Surface Water – 2.76% in high risk surface water zone; 29.59% in medium zone; 42.14% in low zone  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH30	Land to east of Black Lake, west Bromwich	2.45	83 Houses	More Vulnerable	Surface Water – 0% in higher and medium risk surface water zone; 4.24% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH31	Summertown Road, Oldbury	0.89	36 Houses	More Vulnerable	Surface Water – 3.17% in high risk surface water zone; 2.37% in medium zone; 22.32% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall,	No	Passed

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					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	the site is located in an area at low risk of flooding from all sources, now and in the future.		
SH32	Bank Street (West), Hateley Heath	0.84	43 Houses	More Vulnerable	Surface Water – 0% in high and medium risk surface water area; 0.74% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH33	Wellington Road, Tipton	0.86	40 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 1.25% in medium zone; 2.28% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH34	Brandhall Golf Course	5.17	190 Houses	More Vulnerable	Surface Water- 0%	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed

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					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.			
SH35	Rattlechain Site Land to the north of Temple Way,	9.99	518 Houses	More Vulnerable	Surface Water – 1.94% in high risk surface water zone; 18.94% in medium zone; 9.75% in low zone.  Flood Risk – 97.94% in flood zone 1; 2.05% in flood zone 2; 0.01% in flood zone 3.	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH36	Land between Addington Way and River Tame, Temple	0.89	36 Houses	More Vulnerable	Surface Water – 1.65% in high risk surface water zone; 2.39% in medium zone; 7.19% in low zone.  Flood Risk – 67.07% in Flood Zone 1; 32.83% in Flood Zone 2; 0.10% in Flood Zone 3	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3, this represents a small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH37	Edwin Richards Quarry, Portway Road, Rowley Regis	9.99	626 Houses	More Vulnerable	Surface Water – 1.34% in high risk surface water zone; 1.82% in medium zone; 6.21% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  Permission for battery storage; Permission for 278 homes in southern part of site.	No	Passed
SH38	Brades Road, Oldbury	1.19	51 Houses	More Vulnerable	Surface Water – 1.13% in high risk surface water zone; 1.24% in medium zone; 25.69% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH40	Langley Swimming Centre, Vicarage Road, Oldbury	0.49	20 Houses	More Vulnerable	Surface Water – 3.86% in high risk surface water zone; 17.07% in medium zone; 50.85% in low zone	N/A- whilst there is a risk of surface water flooding, this represents a small portion of the site and overall, the site is	No	Passed



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					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	located in an area at low risk of flooding from all sources, now and in the future.		
SH41	North Smethwick Canalside	8.77	500 Houses	More Vulnerable	Surface Water – 0.52% in high risk surface water zone; 1.57% in medium zone; 6.02% in low.  Flood Risk – 98.97% in Flood Zone 1; 1.03% in Flood Zone 2; 0% in Flood Zone 3	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH42	The Forge Tavern, junction Franchise Street and B	0.14	10 Houses	More Vulnerable	Surface Water – 0% in high and medium risk surface water zone; 9.59% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH43	Land of Tanhouse Avenue, Great Barr	1.66	46 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone;	N/A- whilst there is a risk of surface water flooding, this	No	Passed

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					0.17% in medium zone; 22.96% in low zone. Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.		
SH44	Wyndmill crescent, West Bromwich	0.19	11 Houses	More Vulnerable	Surface Water- 0% in high and medium risk surface water zone; 1.12% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH45	Site of 30-144 Mounts Road, Wednesbury	1.07	45 Houses	More Vulnerable	Surface Water – 1.16% in high risk surface water zone; 2.76% in medium zone; 7.65% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
						(NB site has pp for 24 homes and is under construction)		
SH47	Site Of Former Stone Cross Neighbourhood Office	0.28	14 Houses	More Vulnerable	Surface Water – 4.98% in high risk surface water zone; 0.49% in medium zone; 4.84% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.  (NB site has permission for 14 homes)	No	Passed
SH49	St Johns St, Carters Green	0.82	33 Houses	More Vulnerable	Surface Water – 4.45% in high risk surface water zone; 4.38% in medium zone; 4.84% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH50	tentec, guns lane	0.6	126 Houses	More Vulnerable	Surface Water- 0%	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	(NB has permission for 125 homes)		
SH51	Providence Place / Bratt St	0.74	40 Houses	More Vulnerable	Surface Water – 0% in high risk surface water zone; 0.06% in medium zone; 2.09% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH52	overend street, west bromwich	0.71	70 Houses	More Vulnerable	Surface Water- 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.  (NB has permission for 125 homes)	No	Passed
SH53	Grove Lane/ Cranford Street/ London Street	1.23	500 Houses	More Vulnerable	Surface Water- 0% in high risk surface water zone; 0.01% in medium zone; 3.19% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	sources, now and in the future.		
SH54	Cranford Street / Heath Street / Canal	4.99	115 Houses	More Vulnerable	Surface Water- 10.65% in high risk surface water zone; 11.43% in medium zone; 28.62% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH55	Cape Arm Cranford Street	2.13	170 Houses	More Vulnerable	Surface Water- 2.90% in high risk surface water zone; 5.83% in medium zone; 81.46% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH56	Moilliott Street Park - Grove Lane masterplan	0.77	35 Houses	More Vulnerable	Surface Water- 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH57	Grove Street / MMUH / School - Grove Lane MP	2.18	85 Houses	More Vulnerable	Surface Water – 1.07% in high risk surface water zone; 0.84% in medium zone; 3.52% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH58	Abberley Street Grove Lane Master Plan	2.48	140 Houses	More Vulnerable	Surface Water- 0.7% in high risk surface water zone; 0.16% in medium zone; 9.27% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH59	Beever Road	0.83	18 Houses	More Vulnerable	Surface Water – 0% in high and medium risk surface water zone; 5.15% in low zone.  Flood Risk – 46.35% in flood zone 1; 53.47% in flood zone 2; 0.18% in flood zone 3	Site has permission for 18 homes and is under construction	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SH61	Thandi Coach Station	0.45	58 Houses	More Vulnerable	Surface Water- 3.18% in high risk surface water zone; 7.89% in medium zone; 56.79% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future  (NB site has permission for 58 homes and work has started on site)	No	Passed
SH62	Star and Garter, 252 Duchess Parade, West Bromwich	0.05	60 Houses	More Vulnerable	Surface Water- 0% in high and medium risk surface water zone; 14.67% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SH63	192-200 Dudley Road, Oldbury	0.58	24 Houses	More Vulnerable	Surface Water – 0% in high and medium risk surface water zone; 5.70% in low zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	low risk of flooding from all sources, now and in the future		
SH64	Windmill House, Windmill Lane, Smethwick	0.21	10 Houses	More Vulnerable	Surface Water- 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH65	Smethwick Police Station, Piddock Road, Smethwick		10 Houses	More Vulnerable	Surface Water- 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SH66	Wednesbury Police Station, Albert Street, Wednesbury	0.33	15 Houses	More Vulnerable	Surface Water- 0% in high and medium risk surface water zone; 0.01% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SM1	Chances Glass Works	0.64	Mixed Use – 276 houses 7208 sqm workspace	More Vulnerable /	Surface Water- 0.49% in high risk surface water zone;	N/A- whilst there is a risk of surface water flooding, this	No	Passed



Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
			779 sqm heritage centre 1ha open space	Less Vulnerable	0.90% in medium zone; 6.54% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future		
SM2	Lion Farm	0	Mixed Use - 200 houses Retention of six sports pitches with changing facilities and car parking – 5ha Employment – 2.3ha	More Vulnerable / Less Vulnerable	Surface Water – 1.72% in high risk surface water zone; 6.07% in medium zone; 17.10% in low zone. Flood Risk – 90.61% in Flood Zone 1; 9.32% in Flood Zone 2; 0.07% in Flood Zone 3	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3b, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.  Sequential Test required and passed. Flood and surface water risked are capable of being designed out through the placement of football pitches and other urban drainage systems and can be made safe throughout its	NO	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
						lifetime, without increasing flood risk elsewhere.		
SM3	Evans Halshaw car showroom	0.89	Mixed Use – 140 houses Ancillary commercial – 7 units (approx. 2,000m <sup>2</sup> total)	More Vulnerable / Less Vulnerable	Surface Water- 0.06% in high risk surface water zone; 1.18% in medium zone; 4.76% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SM4	Army Reserve, Carters Green	1.17	Mixed Use – 63 houses Ancillary commercial – 4 units (approx. 1,000m <sup>2</sup> total)	More Vulnerable / Less Vulnerable	Surface Water- 1.33% in high risk surface water zone; 3.11% in medium zone; 6.39% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SM5	cultural quarter, west brom	1.09	Mixed Use – 52 houses Food and Beverage – 1,054m <sup>2</sup> Community / Leisure – 2,000m <sup>2</sup>	More Vulnerable / Less Vulnerable	Surface Water- 0%  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- is in an area at low risk of flooding from all sources, now and in the future.	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
			Parking – 10 spaces					
SM6	queens square living	3.06	Mixed Uses – 396 houses Retail – 7,447m <sup>2</sup> Offices – 855m <sup>2</sup> Community / Leisure – 1,395m <sup>2</sup> Parking – 206 spaces	More Vulnerable / Less Vulnerable	Surface Water- 0.41% in high risk surface water zone; 0.81% in medium zone; 5.41% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SM7	west bromwich central	4.53	Mixed Use – 343 houses Retail – 2,302m <sup>2</sup> Offices – 5,032m <sup>2</sup> Educational – 5,060m <sup>2</sup> Food and Beverage – 11,840m <sup>2</sup> Community / Leisure – 9,862m <sup>2</sup> Health – 5,205m <sup>2</sup> Parking – 625 spaces	More Vulnerable / Less Vulnerable	Surface Water- 1.87% in high risk surface water zone; 2.13% in medium zone; 9.04% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SM8	George Street Living	2.36	Mixed Use - 327 houses Community / Leisure – 1,150m <sup>2</sup> Parking – 79 spaces	More Vulnerable / Less Vulnerable	Surface Water- 0.01% in high risk surface water zone; 0.93% in medium zone; 2.44% in low zone.  Flood Risk – 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SG1	Brierley Lane, Tipton	0.75	Existing G&T site, 16 pitches		Surface Water – 8.31% in high risk surface water flood zone; 5.74% in medium zone; 17.81% in low zone.  Flood Zone - 100% of the site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SG2	Brierley Lane, Tipton	0.62	Vacant Site – 10 Pitches		Surface Water – 0% in high risk surface water zone; 4.18% in medium zone; 6.13% in low zone.  Flood Zone - 100% of the site is within Flood Zone 1. No climate change impact	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
SEC1-1	Whitehall Road, Tipton	5.3	Mixed employment use	Less Vulnerable	Surface Water – 2.80% of the site is within a high-risk zone; 4.30% is within a medium risk zone; 12.61% is within a low-risk zone.  Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SEC1-2	British Gas, Land off Dudley Road, Oldbury	1.05	Mixed employment use	Less Vulnerable	Surface Water – 0% of the site is within a high-risk zone; 1.67% is within a medium risk zone; 14.43% is within a low risk zone.  Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SEC1-3	Junction Two, Oldbury	1.12	Mixed employment use	Less Vulnerable	Surface Water – 0% is within a high-risk surface water zone; 0.05% is within a medium risk zone; 7.24% is within a low risk zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.	low risk of flooding from all sources, now and in the future		
SEC1-4	Coneygre Business Park	7.22	Mixed employment use	Less Vulnerable	Surface Water – 1.04% is within a high risk surface water zone; 0.78% is within a medium risk zone; 7.13% is within a low risk zone.		No	Passed
SEC1-5	Site off Bilport Lane, Wednesbury	5.29	Mixed employment use	Less Vulnerable	Surface Water – 1.28% is within a high risk surface water zone; 1.11% is within a medium risk zone; 4.72% is within a low risk zone.  Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed
SEC1-6	Brandon Way / Albion Road	1.54	Mixed employment use	Less Vulnerable	Surface Water – 8.99% is within a high risk surface water zone; 8.88% is within a medium risk zone; 21.17% is within a low risk zone.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed

Site Ref	Site Name	Area (ha)	Proposed Development	Vulnerability	Flood Risk from all sources now & in the future Surface Water: Low risk – between 0.1 and 1% risk per year Medium risk – between 1 and 3.3% risk per year High Risk – greater than 3.3% risk each year	Can development be steered towards an area at lower risk?	Exception Test Required?	Sequential Test Passed?
					Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.			
SEC1-7	Legacy 43, Ryder Street, West Bromwich	0.88	Mixed employment use	Less Vulnerable	Surface Water – 0.57% is within a High-Risk Surface Water Zone. 2.32% of site is within a medium risk zone. 17.13% of site is within a Low-risk zone.  Flood Zone – 95.01% is within Flood Zone 1; 3.81% is within Flood Zone 2; 1.18% is within Flood Zone 3.	N/A- whilst there is a risk of surface water flooding and Flood Zone 2/3b, this represents a very small portion of the site and overall, the majority of the site is located in an area at low risk of flooding from all sources, now and in the future.	No	Passed
SEC1-8	Roway Lane, Oldbury	3.65	Mixed employment use	Less Vulnerable	Surface Water – 0% is within a high risk surface water zone; 0% is within a medium zone; 0.26% is within a low risk zone.  Flood Zone – 100% of site is within Flood Zone 1. No climate change impact.	N/A- whilst there is a risk of surface water flooding, this represents a very small portion of the site and overall, the site is located in an area at low risk of flooding from all sources, now and in the future	No	Passed

