Greater Cambridge Flood Risk Sequential Test

Draft Local Plan, 2025

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Contents

1 Introduction

1.1 Overview

1.1.1 This report demonstrates how the Draft Greater Cambridge Local Plan has been informed by a sequential, risk-based approach to flooding in accordance with the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG).

1.1.2 This document draws together the process that has been undertaken by Greater Cambridge Shared Planning (GCSP) into a single reference document, following advice by the Environment Agency in representations to the Greater Cambridge Local Plan First Proposals consultation.

1.2 National Flood Risk Policy

The Sequential Test

1.2.1 Paragraph 172 of the National Planning Policy Framework (NPPF) (2024), requires local planning authorities responsible for plan-making to 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. Paragraph 174 of the NPPF asserts that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source and that a strategic flood risk assessment will provide the basis for applying this test.

1.2.2 The Planning Practice Guidance (PPG) for Flood Risk and Coastal Change (last updated in September 2025) advises that other forms of flooding need to be treated consistently with river (fluvial) and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk. The PPG also includes a flowchart of the process that the local planning authorities should apply when undertaking the Sequential Test (see Figure 1 below).

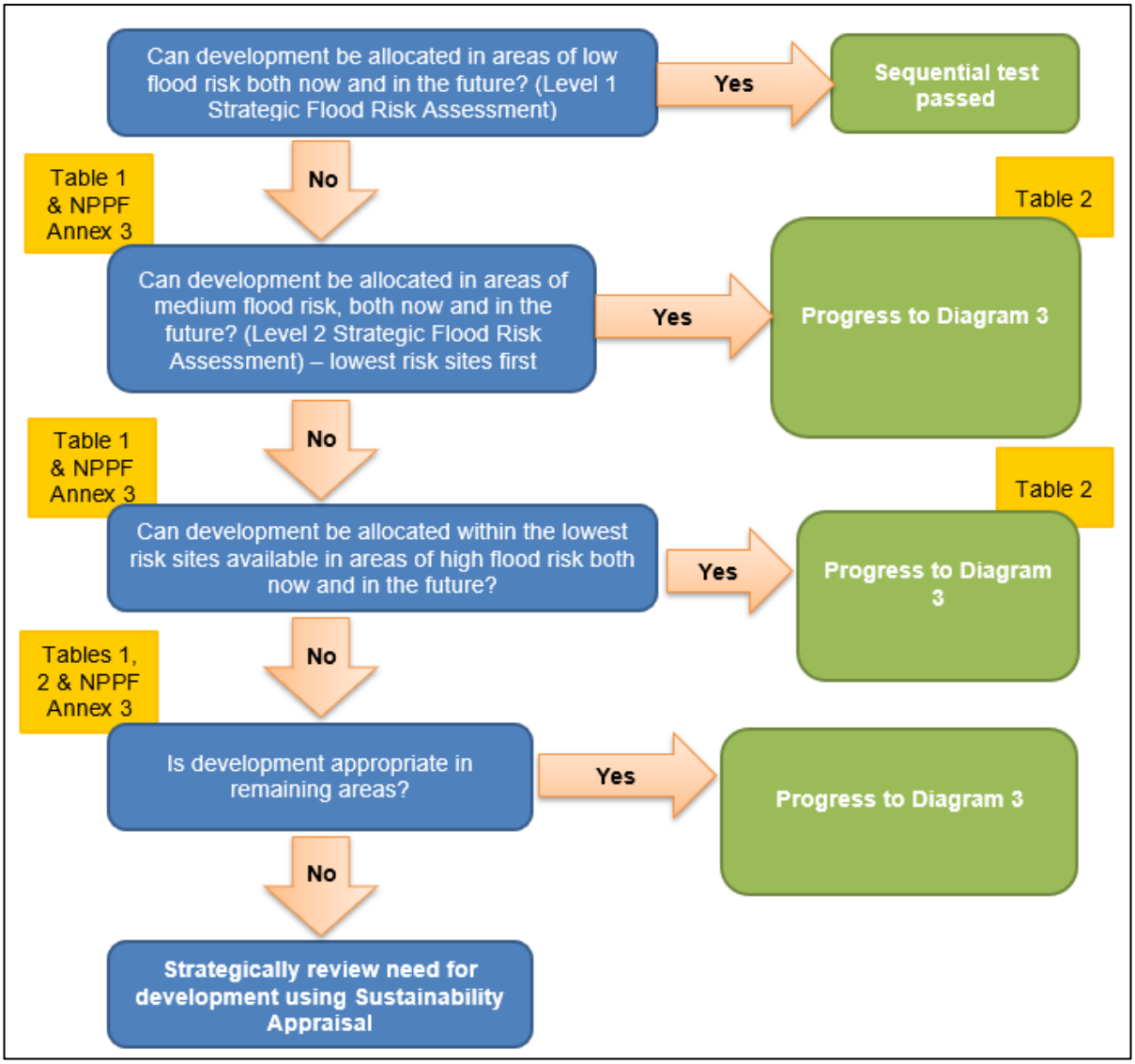

Figure 1: Application of the Sequential Test for plan preparation. Source: Diagram 2 of Paragraph 026 of the Flood Risk and Coastal Change PPG (September 2025).

1.2.3 The PPG highlights the different types of flooding that a Sequential Test should consider where appropriate, including:

Flooding from rivers, seas and tides: Flooding from rivers is referred to as fluvial flooding and occurs when the river level rises above the river's banks or flood defences and overflows onto land. Tidal flooding is where the river is influenced by a high tide that occurs during severe winds or storms (i.e., a storm surge). Flood Zones mark the area susceptible to these sources and are defined for every river. The different levels of flood risks, which are

mapped by the Environment Agency on their Flood Map for Planning, are categorised as follows:

- *Flood Zone 1 (low probability)*: Land having a less than 0.1% annual probability (low probability) of river or sea flooding.
- *Flood Zone 2 (medium probability)*: Land having between a 1% and 0.1% annual probability of river flooding, or land having between a 0.5% and 0.1% annual probability of sea flooding.
- *Flood Zone 3a (High Probability)*: Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea.
- *Flood Zone 3b (Functional Floodplain)*: Land where water from rivers or the sea has to flow or be stored during flood events. Functional floodplain will normally comprise land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively, or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). The identification of functional floodplains is undertaken by local planning authorities as part of their Strategic Flood Risk Assessment (SFRA) work in agreement with the Environment Agency.

Surface water flooding: Surface water flooding (sometimes referred to as "pluvial" flooding) occurs when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. This is one of the most common types of flooding in Cambridge due to its urbanised landscape and reliance on the sewer network for drainage. The risk of surface water flooding is mapped by the Environment Agency on their Flood Map for Planning, which identifies areas of high, medium, and low risk of surface water flooding as set out below:

- *High Risk of Surface Water Flooding:* 1-in-30-year event (3.3%).
- *Medium Risk of Surface Water Flooding*: 1-in-100-year event (1%).
- *Low Risk of Surface Water Flooding*: 1-in-1000-year event (0.1%).

Groundwater flooding: Groundwater flooding happens when levels of water in the ground rise above the surface. It can affect property and structures above and below the ground, with basements being particularly susceptible. It is most likely to happen in areas where the ground contains aquifers. These are permeable rock or porous substrate that water can soak into or pass through. Groundwater flooding potential can be mapped using the British Geological Survey's Susceptibility to Groundwater Flooding dataset. It should be noted that this dataset indicates susceptibility to groundwater flooding and does not illustrate hazard or risk

Reservoir flooding: Reservoir flooding refers to the uncontrolled release of water from reservoirs when their dams or embankments have failed. Reservoir flooding is normally modelled using two different scenarios: a 'dry-day' scenario and a 'wet-day' scenario. The 'dry-day' scenario predicts the flooding that would occur if the dam or reservoir failed when rivers are at normal levels. The 'wet-day' scenario predicts how much worse the flooding might be if a river is already experiencing an extreme natural flood. The Environment Agency also provides data on fluvial contribution, which is the extent of river flooding added to the reservoir model to determine the impacts of failure on a wet day. It is not exactly the same as the flooding from rivers shown in the Flood Map for Planning from for rivers and the sea. Reservoir flooding is mapped by the Environment Agency on their Reservoirs Map.

Historic flooding: The Environment Agency's Historic Flood Map shows the maximum extent of individual recorded flood outlines from river, the sea and groundwater springs that meet a set criterion. It shows areas of land that have previously been subject to flooding in England. It excludes flooding from surface water, except in areas where it is impossible to determine whether the source is fluvial or surface water, but the dominant source is fluvial. The Historic Flood Map takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding. It will include flood extents that may have been affected by overtopping, breaches or blockages. If an area is not covered by the Historic Flood Map, it does not necessarily mean that the area has never flooded; it may be the case that the

EA do not currently have records of flooding in this area that meet the criteria for inclusion.

1.2.4 In addition to the above flood risks, the impacts of climate change should also be considered when conducting the Sequential Test. The Environment Agency's updated National Flood Risk Assessment (NaFRA2) includes the potential impact of climate change on fluvial flood risk, based on UK Climate Projections (UKCP18).

The Exception Test

1.2.5 As stated by Paragraph 177 of the NPPF, if areas at lower risk of flooding for development cannot be identified through the sequential test (taking into account wider sustainable development objectives), the Exception Test may need to be applied.

1.2.6 Figure 2 is a reproduction of Table 2 from Paragraph 079 in the PPG, which sets out that the need for an Exception Test is determined using the flood zones that a site is situated within and the vulnerability of a development to the effects of flooding.

1.2.7 Table 2 of Paragraph 079 of the PPG does not show the application of the Sequential Test, which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from all sources. The Sequential and Exception Tests should be applied to 'major' and 'non major' development, with the exception of those developments set out in NPPF Paragraph 176 and Footnote 62.

1.2.8 Annex 3 of the NPPF sets out classifications for different types of development according to their vulnerability to the effects of flooding. Some developments may contain different elements of vulnerability, and the higher vulnerable category should be used unless the development is considered in its component parts.

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

Figure 2: The PPG's tabulation of flood risk vulnerability and flood zone 'incompatibility', which highlights when an Exception Test is needed. Source: Table 2 of Paragraph 079 of the Flood Risk and Coastal Change PPG (September 2025).

1.2.9 For reference, the vulnerability classifications and associated planning uses listed in Annex 3 of the NPPF have been reproduced below:

Essential Infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity

generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.

Highly Vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill (as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010) and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

Water Compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

1.2.10 Diagram 3 of Paragraph 33 of the Flood Risk and Coastal Change PPG September 2025 sets out how the Exception Test should be applied to plan preparation (see Figure 3).

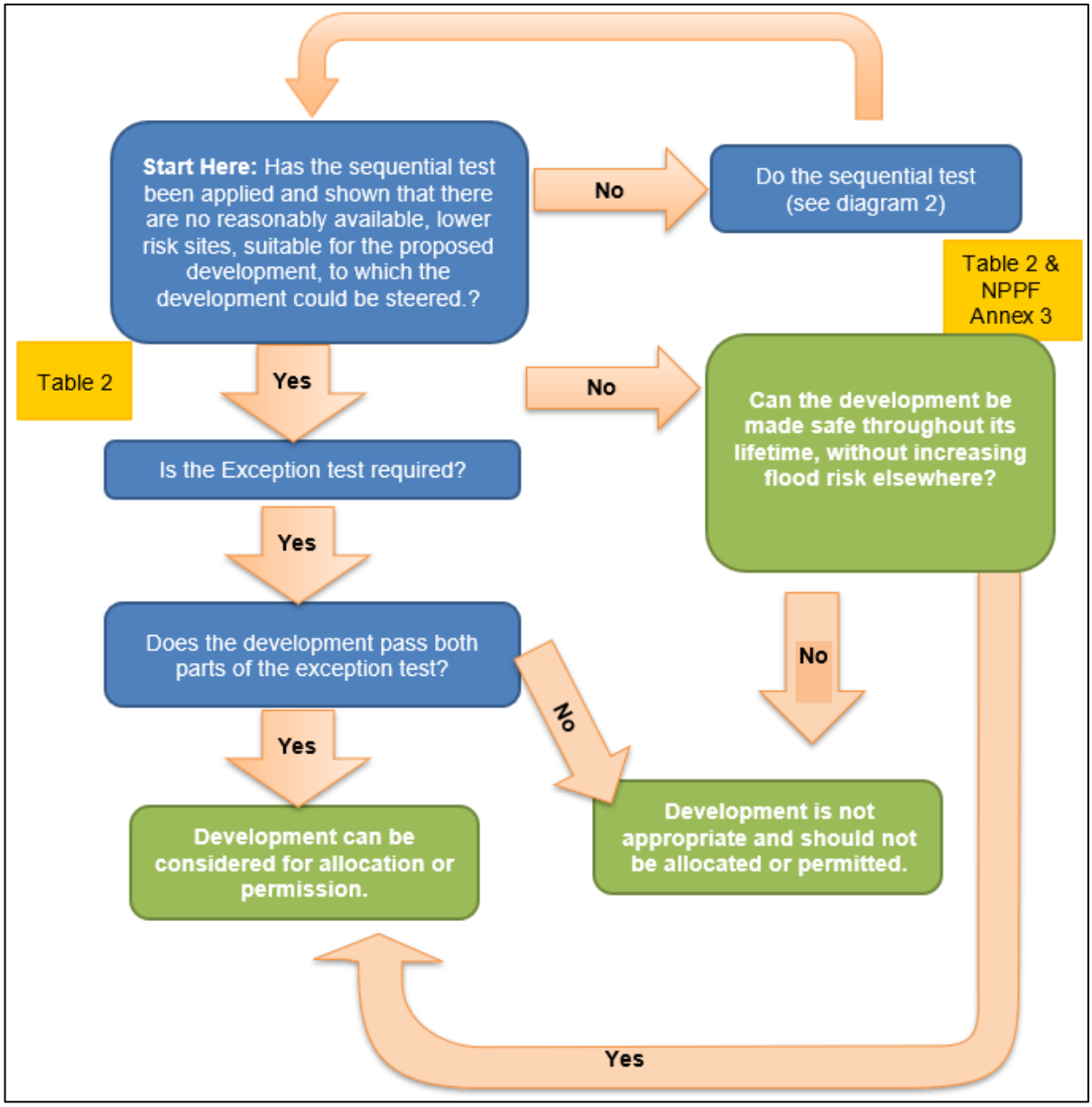

Figure 3: Application of the Exception Test to plan preparation. Source: Diagram 3 of Paragraph 033 of the Flood Risk and Coastal Change PPG (September 2025).

1.2.11 Paragraphs 031 of the PPG and 178 of the NPPF explain that the Exception Test requires two additional elements to be satisfied before allowing development to be allocated or permitted where suitable sites at lower risk of

flooding are not available following application of the Sequential Test. It should be demonstrated that:

- the development would 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.

1.2.12 This Sequential Test has been carried out using the information within the Level 1 SFRA and the process set out within Diagram 2 of the PPG; additional information on the methodology used to prepare this Sequential Test is set out in Section 3 of this report. Sites that were assessed as having a higher risk of flooding or cases where it was considered reasonable to assess site-specific flood management requirements further were put forward for consideration as part of a Level 2 SFRA.

1.2.13 The Greater Cambridge Level 2 SFRA provides a detailed overview of the flood risk assessment and design requirements of the sites considered, and it was used to determine whether the Exception Test needed to be applied for any of the sites proposed for allocation, following Diagram 3 and Table 2 of the PPG.

2 Consideration of Flooding in the Emerging Greater Cambridge Local Plan

2.1 Timeline of the Plan-making Process

2.1.1 The production of the Greater Cambridge Local Plan began in 2019 and has consisted of several stages:

- In 2019, an initial Call for Sites and workshops with local people and groups were held where the big issues for the Plan were discussed.
- In January and February 2020, the First Conversation consultation took place, which was a public consultation on the big themes and challenges for the Local Plan. GCSP also extended the Call for Sites to invite the submissions of further development sites and sites for potential new green infrastructure.
- In September 2020, the responses to the First Conversation consultation, and the information received through the Call for Sites were published.
- In November 2020, initial evidence-based findings and development strategy options assessments were published.
- In January 2021, GCSP invited Parish Councils and Residents Associations to contribute their local knowledge about the sites put forward for development, which informed the assessment of their suitability.
- In November to December 2021, a full public consultation on the First Proposals for the Local Plan took place, including a wide range of in-person and online events and activity.
- In January 2023, a report was produced providing an update on objectively assessed needs for jobs and homes, and which confirmed three key strategic sites in Greater Cambridge as part of the development strategy.
- In February to March 2025, GCSP held the Site Submissions Update 2025, which provided a focused opportunity for site promoters to submit updated information on previously submitted sites or new sites.

2.1.2 As part of this process, GCSP identified the objectively assessed need for jobs and homes, how much development should be planned, the overall

strategy for where this development should be located, and possible sites for allocation. The flood risk of sites has been considered throughout the site selection process.

2.2 Level 1 Strategic Flood Risk Assessment

2.2.1. To support the development of the Local Plan, GCSP commissioned a Level 1 Strategic Flood Risk Assessment (SFRA) as part of the wider Integrated Water Management Study informing the Local Plan, which was published in July 2021. The Level 1 SFRA was updated in 2025 to take into account the most up-to-date flood data to inform the development of the Draft Local Plan. Subsequent references to the Level 1 SFRA are to the 2025 updated version.

2.2.2. The Level 1 SFRA considers the risk from all sources of flooding and potential climate change impacts, and it provides the basis for applying the Sequential Test to sites being considered for allocation as part of the Local Plan. The Level 1 SFRA includes a series of maps which cover the whole of Greater Cambridge, and which show the extent of different sources of flooding and evaluates their potential flood risk. Maps include fluvial flood risk, surface water flood risk, and reservoir flood risk, amongst others. Chapter 7 of the Level 1 SFRA sets out the different types of flooding that were considered and how the mapping was created.

2.3 How the SFRA Relates to the Sequential and Exception Test

2.3.1 Chapter 9 of the Level 1 SFRA explains how the SFRA should be used as part of the evidence base for the Local Plan and to support the application of the Sequential Test. The SFRA explains how the Sequential Test will consider the potential impacts of climate change, ignoring the presence of any existing flood defences. It also explains that if it has not been possible for all future development to be located in Flood Zone 1, or areas of low flood risk from all sources, then a more detailed site-specific assessment may be required in a Level 2 SFRA to understand the implications of locating development in areas at higher risk of flooding. This is considered further in Appendix 2 of this report.

3 Assessment of Flood risk in the Early Stages of Plan Making

3.1 Site Selection Process

3.1.1 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) is a comprehensive review of all the potential sites for housing, employment or a mix of uses. As part of the HELAA, the flood risk of the sites was assessed and the sites considered to be at high risk were discounted as being unsuitable.

3.1.2 The HELAA was originally published in September 2021 as an evidence base for the First Proposals Local Plan (2021). Additional sites and amendments to sites were submitted following the First Proposals consultation and a Site Submissions Update in 2025. As a result, an update to the HELAA was produced in 2025 to accompany the Draft Local Plan, which considers all sites and any updates to data used to assess the sites. This included a reconsideration of all sites against up to date fluvial and surface water flooding datasets (see below for further information). As of October 2025, the HELAA has assessed approximately 1,000 sites.

3.1.3 The full process through which sites have been assessed is included in the HELAA (2025), including the detailed methodology set out in Annex 1 of that document. Additional information on how sites were selected and assessed is also contained in the Strategy Topic Paper (2025).

3.2 Assessment of Flood Risk

3.2.1 In the HELAA, flood risk was one of the 14 criteria assessed when reviewing a site's "suitability". A "Red, Amber, Green" (RAG) scoring system was used to assess each of the sites' suitability in relation to flood risk. The scoring criteria used for flood risk remained the same for the 2021 and 2025 HELAA and is reproduced below:

- **Red RAG Rating for Flood Risk in the HELAA**

  The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a “dry island” whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.

- **Amber RAG Rating for Flood Risk in the HELAA**

  The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3, but there is sufficient land in Flood Zone 1 to accommodate 5 additional dwellings or an increase of 500 square metres of employment floorspace.

- **Green RAG Rating for Flood Risk in the HELAA**

  The site is at low risk of flooding (within Flood Zone 1) and there are no / limited areas identified as at risk of surface water flooding.

3.2.2 The assessment criteria were developed in order to direct development away from the areas at highest risk of flooding in line with the Sequential Test. They use the Environment Agency’s classifications and mapping of flood zones and surface water flooding as set out in the Level 1 SFRA. The HELAA recognises that, when planning for new development, the risk of flooding over the lifetime of a development needs to consider the effects of climate change. To take into account climate change, the HELAA used a precautionary approach by applying Flood Zone 2 as Flood Zone 3 plus climate change scenario. As a result, the criteria consider Flood Zones 2 and 3 together to take into account climate change.

3.2.3 The assessment of flood risk for the HELAA was carried out by officers using the flood mapping described above. GIS mapping enabled the percentage of the site affected by different types of flooding to be identified. If land promoters provided detailed flood risk documents or management plans, these documents were reviewed by the relevant flooding officers.

3.2.4 Sites wholly or largely within Flood Zone 2 and 3, or that were considered to be a “dry island” were scored ‘red’ for flood risk, were classified as unsuitable, and were not taken forward.

3.2.5 A full overview of the sites assessed as part of the HELAA can be found in Appendix 1 of the HELAA Report (2025). This also contains information on the sites that were deemed not to be suitable, deliverable, or developable and were discounted as possible allocations in the Local Plan.

3.3 Update to Flooding Data 2025

3.3.1 The Environment Agency has developed a new National Flood Risk Assessment (NaFRA2) using the best available data from a new national model and local detailed modelling where available. In March 2025 the new NaFRA2 data was made available on an updated Flood Map for Planning. This now has layers showing the possible effects of climate change on fluvial flood risk and also shows surface water flood risk information. All sites were reassessed using the up to date fluvial and surface water flooding datasets, the results of which are set out in the HELAA 2025. For the purposes of the HELAA, a high-level approach was taken that was consistent with the previously published HELAA methodology on climate change (i.e. using Flood Zone 2 as a proxy for Flood Zone 3 plus climate change). The new climate change data along with the risk of other types of flooding has been taken into account in this Sequential Test’s detailed assessment of sites.

3.4 Sustainability Appraisal

3.4.1 The sites were also assessed as part of the Greater Cambridge Local Plan: Draft Plan (Regulation 18) Sustainability Appraisal (2025). The Sustainability Appraisal assessed different spatial options, sites, and policies against social, economic, and environmental objectives, which included potential impacts on flooding as part of Objective 11: ‘Adaptation to climate change’. This approach enabled the wider sustainable development objectives of the Local Plan to be considered alongside flood risk, which is consistent with Paragraph 170 of the NPPF. The testing of sites through the sustainability appraisal focused on

reasonable alternative sites, informed by the emerging preferred spatial strategy option. The full results are presented in Chapter 4 of the Appraisal.

3.4.2 Further justification as to why some sites have been allocated over others can be found in Appendix E of the Sustainability Appraisal, entitled ‘’Councils’ justification for selecting sites to take forward for allocation and discounting alternatives”, and the Strategy Topic Paper (2025), which explains why the overarching spatial strategy is being pursued.

4 Sequential Test

4.1 Background

4.1.1 The Strategic Flood Risk Assessments: A Good Practice Guide (2021) produced by the Environment Agency, ADEPT and CIWEM explains that there is not one uniform process to apply the Sequential Test. It is therefore up to the local planning authority to decide how to undertake this process. The guidance explains that it is often difficult for local planning authorities because there is considerable variation between different sources of flooding risk in terms of: 1) the impact of the flooding from each source, 2) the perceived ease with which each source can be managed and 3) the reliability of the data used to assess the risk. As a result of these variations, it is difficult to draw parallels between the different sources of flooding and establish what is considered 'equivalent' in terms of risk.

4.1.2 Background evidence that informed this Sequential Test has been set out in Appendix 3 of this report.

4.2 Method

4.2.1 The detailed Sequential Test of sites proposed to be allocated for development is provided in Appendix 1 of this document. This sets out the site name and proposed use and the vulnerability of that use in line with Annex 3 of the NPPF. If a site is mixed use, it is classified as the most vulnerable of the proposed uses. As set out in Figure 2 above, the vulnerability of the use affects the flood zones where a development may be incompatible and the need for an exception test.

4.2.2 The flood risks and records that have been considered as part of this Sequential Test include:

- the likelihood of fluvial flooding based on the percentage of the site in different flood zones;
- proximity of the site from Flood Zone 2 and Flood Zone 3; using a 100m buffer around the flood zones;

- the likelihood of fluvial flooding in a climate-change-adjusted scenario based on the percentage of the site in different flood zones in the Environment Agency's 2070 – 2125 climate change modelling (not accounting for flood defences);
- the likelihood of surface water flooding on the site based on the percentage of the site impacted by low, medium, and high levels of surface water flood risk;
- the likelihood of flooding from a reservoir based on the percentage of the site that would be impacted by flooding in both a dry-day and a wet-day scenario;
- the potential for groundwater flooding at below-ground level and at surface level;
- the percentage of the site that has historically flooded; and
- whether there is an unmapped ordinary watercourse running through or adjacent to the site.

4.2.3 Other types of flooding were mapped in the Level 1 SFRA but have not been included within the Sequential Test because the data was not perceived to be accurate enough to provide a meaningful result. This includes the historic sewer flooding map which is based on the number of reported sewer flooding incidents – this is mapped at a postcode level and does not show site-specific locations where sewer flooding has occurred.

4.3 Sites Discounted from the Sequential Test

4.3.1 Some of the site allocations in the Draft Local Plan are sites that benefit from a live planning permission for the development for which it has been proposed to be allocated, and, in some cases, construction has begun. It is not necessary for these sites to be included as part of the Sequential Test because a more detailed assessment of flood risk will have taken place during the determination of the planning application. These sites are listed in Table 1.

Table 1: Sites that have a Live Planning Permission and were Discounted from the Sequential Test

Site Name	Draft Plan Policy Reference	JDI No.	Site Area (Hectares)
Bell School, Babraham Road, Cambridge	S/EOC/BS	N/A	0.38
Fulbourn and Ida Darwin Hospitals	S/RRA/FID	N/A	27.00
Northstowe	S/NS	N/A	491.44
Station Road West	S/C/SRW	N/A	1.02
Land South of Coldham's Lane, Cambridge	S/C/SCL	40134a	9.04
Betjeman House, Cambridge	S/C/BJH	40214	1.17
Old Highways Depot, Twenty Pence Lane, Cottenham	S/RRA/OHD	40384	0.61
137-143 Histon Road, Cambridge	S/C/HTR	40385a	1.32
Travis Perkins, Devonshire Road, Cambridge	S/C/TRP	51615 / OS036	1.23
Cambridge Professional Development Centre, Foster Road	S/C/PDC	59387	1.49
1 - 33 Stanton House, Christchurch Street	S/C/SH	200818	0.20
Parcel Com4, Orchard Park	S/C/OPK	OS023	1.02
Land Between Huntingdon Road and Histon Road (Darwin Green), Cambridge	S/HHR	OS024	82.37
Waterbeach New Town	S/WNT	OS027	427.49
Bourn Airfield New Village	S/BA	OS028	158.52
Land South of Babraham Road, Sawston	S/RSC/SBR	OS030	12.08
Land North of Worts' Causeway, Cambridge	S/EOC/NWO	OS049	7.84
Land South of Worts' Causeway, Cambridge	S/EOC/SWO	OS050	7.74
Fulbourn Road East, Cambridge	S/EOC/FRE	OS055	6.92
West Cambridge	S/WC	OS161	66.90
Cambourne	S/CB	OS220	549.76
Land at Highfields (Phase 2), Caldecote	S/RRA/H	OS281	3.74

4.4 Assessment of the Flood Risk of Tested Sites

4.4.1 The results of the Sequential Test are set out in full in Appendix 1, which provides an explanation as to why the site has been judged to have a "low risk", "medium risk", or "high risk" of flooding. If a site has been assessed as being at "low risk" of flooding, then it is sequentially preferable and it is considered that there is no reason, from a flood risk perspective, that the site cannot be taken forward as an allocation for development. The majority of the sites proposed to be taken forward for allocation as part of the Local Plan have been identified as being at "low risk" of flooding.

4.4.2 If a site has been identified as being at "medium risk" of flooding, it was screened in for inclusion as part of the Level 2 SFRA so the flood risk could be considered in more detail.

4.4.3 If a site has been identified as having a "high risk" of flooding, this meant that there were notable risks of flooding, particularly in relation to fluvial flooding (both currently and when factoring climate change). Sites that were identified as being at "high risk" of flooding were screened in for inclusion as part of the Level 2 SFRA so the flood risk could be considered in more detail.

4.4.4 Tables 2, 3 and 4 summarise the results of the Sequential Test.

Table 2: Overview of Sites Considered to be at a "Low Risk" of Flooding

Site Name	Draft Plan Policy Reference	JDI No.	Site Area (Hectares)
Genome Campus, Hinxton	S/RSC/WGC	N/A	146.33
Henry Giles House, 73-79 Chesterton Road, Cambridge	S/C/HGH	40103	0.63
Police Station, Parkside	S/C/PPS	40111 / OS037	0.48
Comfort Café, Fourwentways	S/RSC/CC	40125	0.79
The Moor, Moor Lane, Melbourn	S/RRA/ML	40215	1.08
Land to the North of St Neots Road, Dry Drayton	S/RRA/SNR	40224	4.62
Land at Buckingway Business Park, Swavesey	S/RRA/BBP	40455	2.11
Land to the West of Cambridge Road, Melbourn	S/RRA/CR	40490a	6.65
Land at Maarnford Farm, Hunts Road, Duxford	S/RSC/MF	40558	1.56
Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge	S/C/SMS	44108a	0.10
Former Garage Block, East Road	S/C/GER	200821	0.11
1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages	S/C/HPC	200822	0.76
2-28 Davy Road and Garage Blocks	S/C/DR	200823	1.19
1-99 Ekin Road and 1-8 Ekin Walk	S/C/ER	200827	2.53
Compass House, Chivers Way, Histon and Impington	S/RRA/CH	200831	1.65
North Cambridge Academy, 108, Arbury Road	S/C/NCA	200839	7.68
Clifton Road Area	S/C/CLT	OS043	7.26
Brookfields	S/C/BFS	OS046a	2.32
Norman Way, Over	S/RRA/NW	OS057	1.72
North East Cambridge	S/NEC	OS062	186.60
New Museums, Downing Street, Cambridge	S/C/NMD	OS259	1.97

Site Name	Draft Plan Policy Reference	JDI No.	Site Area (Hectares)
Cambridge Junction and Cambridge Leisure, Hills Road	S/C/CJ	OS271	3.39
Land at Barnwell Road and Newmarket Road	S/C/BRN	OS272	1.68
Cambridge East	S/CE	OS273	255.22
Eddington	S/ED	OS274	90.93
Cambourne North	S/CBN	OS275	664.49
Cambridge Biomedical Campus (including Addenbrooke's Hospital)	S/CBC	OS276	104.71
Land North of A1307, Bar Hill (Slate Hall Farm)	S/RRA/SHF	OS277	113.30
Land Adjacent to A11 and A1307 at Grange Farm	S/GF	OS280	209.57
Land to the South of Cambridge Services, A14	S/RRA/SCS	OS282	24.58

Table 3: Overview of Sites Considered to be at a "Medium Risk" of Flooding

Site Name	Draft Plan Policy Reference	JDI No.	Site Area (Hectares)
Babraham Research Campus	S/RSC/BRC	51604a	39.50
Horizon Resource Centre, 285 Coldham's Lane	S/C/HRC	59379	0.73
Former Spicers Site, Sawston Business Park, Sawston	S/RSC/FSS	OS261	21.78

Table 4: Overview of Sites Considered to be at a "High Risk" of Flooding

Site Name	Draft Plan Policy Reference	JDI No.	Site Area (Hectares)
Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton	S/RRA/CRH	OS254	0.40
Old Press/Mill Lane	S/C/OPM	OS258	1.47

4.5 Level 2 SFRA Screening

4.5.1 The Level 1 SFRA noted that it may be necessary to develop a Level 2 SFRA if, following the application of the Sequential Test, it has not been possible for all future development to be located in areas of low flood risk. A Level 2 SFRA should consider the risk of flooding in greater detail within a local context to provide confidence that the site can be developed in a safe and sustainable manner.

4.5.2 The Environment Agency provided comments to the consultation on the First Proposals Local Plan. They indicated that a Level 2 SFRA would be necessary for those sites located on the fringes of Flood Zones 2 and 3, or partially within these zones. They commented that in predominantly flat or fenland areas, breaches in flood defences can cause flooding in Flood Zone 1, due to the concentration of floodwater in one part of the floodplain. In addition, they noted that some sites have unmapped ordinary watercourses running alongside or through them and often these have not been modelled as part of the indicative flood map due to their limited upstream catchment size, and that these sites will require further investigation through modelling (including climate change) or utilising the flood map for surface water.

4.5.3 The Environment Agency subsequently provided further detail about the sites they thought should be included as part of a Level 2 SFRA, including where there are unmapped ordinary watercourses within or adjacent to the sites where the risk of fluvial flooding could be higher. GCSP used this information in the identification of the sites to be taken forward as part of the Level 2 SFRA. Some of the sites identified by the Environment Agency are now partly constructed or have planning permission, during which flood risk would have been considered in detail as part of the determination of the planning application. Sites discounted for consideration as part of the Level 2 SFRA because they already have consent for the development that they are proposed to be allocated for are set out in Table 1 above.

4.5.4 Noting the advice set out in the Level 1 SFRA and by the Environment Agency, the sites to be considered for further assessment in a Level 2 SFRA were identified using the following criteria:

- if they were in Flood Zone 2 or Flood Zone 3 or in close proximity to these flood zones (using a 100-metre buffer), and if climate change would increase the potential fluvial flood risk within the site.
- if they had significant surface water flooding risks, particularly of high risk (3.33% AEP), as identified by the Sequential Test.
- if they had been assessed as having an overall “medium risk” or “high risk” of flooding in the Sequential Test, taking into account all forms of flooding.
- if they had been identified by the Environment Agency as containing or being adjacent to an unmapped ordinary watercourse.

4.5.5 The sites identified to be considered as part of the Level 2 SFRA are set out in Appendix 2. The full screening table was shared with the Environment Agency, and they agreed with the 22 sites identified to be taken forward to the Level 2 SFRA.

4.6 Summary of Level 2 SFRA and Conclusions

4.6.1 The Greater Cambridge Level 2 SFRA (2025) produced by Stantec looks in further detail at the flood risk of the sites identified in the screening process. A site-specific assessment and associated mapping have been produced for each of the 22 sites, which look at all sources of flood risk and the potential impacts of climate change on the different types of flood risk. The site assessments also provide details about flood risk management infrastructure, emergency planning, the suitability for SuDS, and opportunities for wider sustainability benefits and flood risk management.

4.6.2 The Level 2 SFRA also considers whether the Exception Test would be required and what would need to be included within a site-specific Flood Risk Assessment (FRA) to accompany a planning application for the development of the site.

4.6.3 The Level 2 SFRA confirmed that all sites could be made suitable for development subject to the implementation of the site design and flood risk assessment recommendations set out within the report. The Level 2 SFRA also notes that development is likely to be able to proceed if a site-level sequential approach is taken to avoid locating more vulnerable uses within areas of flood risk and mitigation measures specific to the site are followed. It recommends that a site-specific Flood Risk Assessments are produced to support a planning application for the development of these sites.

4.6.4 Taking into account the evidence in the Level 2 SFRA, it is concluded that the sequential test is passed, and the exception test is not required for the proposed site allocations..

Appendices

Appendix 1 Sequential Test of Proposed Site Allocations

Appendix 1A: Fluvial Flood Risk of Sites Assessed by the Sequential Test

Site Name and Policy Reference	FZ3 (%)	FZ3 100m buffer (%)	FZ3 - Climate Change Adjusted* (%)	FZ 2 (%)	FZ 2 - 100m buffer (%)	FZ 2 - Climate Change Adjusted† (%)	Dry Island?	Dry Island (Climate Adjusted)?
S/RSC/WGC: Genome Campus, Hinxton	1	5	1		6	1	No	No
S/C/HGH: Henry Giles House, 73-79 Chesterton Road, Cambridge		84			86		No	No
S/C/PPS: Police Station, Parkside							No	No
S/RSC/CC: Comfort Café, Fourwentways							No	No
S/RRA/ML: The Moor, Moor Lane, Melbourn	1	81	1	2	98	1	No	No
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton							No	No
S/RRA/BBP: Land at Buckingway Business Park, Swavesey							No	No
S/RRA/CR: Land to the West of Cambridge Road, Melbourn							No	No
S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford							No	No
S/C/SMS: Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge							No	No
S/RSC/BRC: Babraham Research Campus	5	33	6	6	39	13	No	No
S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane		83			100		No	No
S/C/GER: Former Garage Block, East Road							No	No
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages							No	No
S/C/DR: 2-28 Davy Road and Garage Blocks							No	No
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk							No	No
S/RRA/CH: Compass House, Chivers Way, Histon and Impington							No	No
S/C/NCA: North Cambridge Academy, 108, Arbury Road							No	No
S/C/CLT : Clifton Road Area							No	No
S/C/BFS: Brookfields					13		No	No
S/RRA/NW: Norman Way, Over							No	No
S/NEC: North East Cambridge					3		No	No
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton		100	3	25	75	88	No	No
S/C/OPM: Old Press/Mill Lane	10	71	43	36	64	50	No	No
S/C/NMD: New Museums, Downing Street, Cambridge							No	No
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston		12			15	14	No	Yes

S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road							No	No
S/C/BRN: Land at Barnwell Road and Newmarket Road							No	No
S/CE: Cambridge East							No	No
S/ED: Eddington		5			6	1	No	No
S/CBN: Cambourne North		2			2		No	No
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)							No	No
S/RRA/SHF: Land North of A1307, Bar Hill (Slate Hall Farm)	3	28	4	4	34	8	No	No
S/GF: Land Adjacent to A11 and A1307 at Grange Farm							No	No
S/RRA/SCS: Land to the South of Cambridge Services, A14					1	1	No	No

*The percentages for the climate-adjusted FZ3 are reflective of effects of climate change on the undefended, 1-in-100 chance of fluvial flooding. Sourced from the Environment Agency's NaFRA2 dataset.

† The percentages for the climate-adjusted FZ2 are reflective of effects of climate change on the undefended, 1-in-1000 chance of fluvial flooding. Sourced from the Environment Agency's NaFRA2 dataset.

Appendix 1B: Surface Water Flood Risk of Sites Assessed by the Sequential Test

Site Name and Policy Reference	High Risk – 1 in 30 AEP (%)	Medium Risk – 1 in 100 AEP (%)	Low Risk – 1 in 1000 AEP (%)
S/RSC/WGC: Genome Campus, Hinxton	1		2
S/C/HGH: Henry Giles House, 73-79 Chesterton Road, Cambridge		2	1
S/C/PPS: Police Station, Parkside	3	3	39
S/RSC/CC: Comfort Café, Fourwentways	3	2	11
S/RRA/ML: The Moor, Moor Lane, Melbourn			3
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton	1	1	3
S/RRA/BBP: Land at Buckingway Business Park, Swavesey	5	2	2
S/RRA/CR: Land to the West of Cambridge Road, Melbourn	1	1	7
S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford			1
S/C/SMS: Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge			1
S/RSC/BRC: Babraham Research Campus	1	2	5
S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane	17	7	10
S/C/GER: Former Garage Block, East Road			
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages		6	26
S/C/DR: 2-28 Davy Road and Garage Blocks	13	3	12
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk		1	4
S/RRA/CH: Compass House, Chivers Way, Histon and Impington	10	5	6
S/C/NCA: North Cambridge Academy, 108, Arbury Road	17	8	17
S/C/CLT: Clifton Road Area	10	3	15
S/C/BFS: Brookfields	30	19	17

S/RRA/NW: Norman Way, Over	7	5	6
S/NEC: North East Cambridge	3	5	14
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton			5
S/C/OPM: Old Press/Mill Lane	1		10
S/C/NMD: New Museums, Downing Street, Cambridge	4	8	53
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston	2	2	6
S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road	5	4	20
S/C/BRN: Land at Barnwell Road and Newmarket Road	1		1
S/CE: Cambridge East	3	2	7
S/ED: Eddington	3	2	5
S/CBN: Cambourne North	2	1	3
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)	6	3	16
S/RRA/SHF: Land North of A1307, Bar Hill (Slate Hall Farm)	3	1	4
S/GF: Land Adjacent to A11 and A1307 at Grange Farm			1
S/RRA/SCS: Land to the South of Cambridge Services, A14	13	7	13

Appendix 1C: Reservoir Flood Risk of Sites Assessed by the Sequential Test

Site Name and Policy Reference	Reservoir flood extents dry day (%)	Reservoir flood extents wet day (%)	Reservoir flood extents fluvial contribution (%)
S/RSC/WGC: Genome Campus, Hinxton			
S/C/HGH: Henry Giles House, 73-79 Chesterton Road, Cambridge			
S/C/PPS: Police Station, Parkside			
S/RSC/CC: Comfort Café, Fourwentways			
S/RRA/ML: The Moor, Moor Lane, Melbourn			
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton			
S/RRA/BBP: Land at Buckingway Business Park, Swavesey			
S/RRA/CR: Land to the West of Cambridge Road, Melbourn			
S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford			
S/C/SMS: Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge			
S/RSC/BRC: Babraham Research Campus	31	35	11
S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane			
S/C/GER: Former Garage Block, East Road			
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages			
S/C/DR: 2-28 Davy Road and Garage Blocks			
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk			
S/RRA/CH: Compass House, Chivers Way, Histon and Impington			
S/C/NCA: North Cambridge Academy, 108, Arbury Road			
S/C/CLT: Clifton Road Area			

S/C/BFS: Brookfields			
S/RRA/NW: Norman Way, Over			
S/NEC: North East Cambridge		1	1
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton		92	90
S/C/OPM: Old Press/Mill Lane		43	42
S/C/NMD: New Museums, Downing Street, Cambridge			
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston			
S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road			
S/C/BRN: Land at Barnwell Road and Newmarket Road			
S/CE: Cambridge East			
S/ED: Eddington			
S/CBN: Cambourne North			
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)			
S/RRA/SHF: Land North of A1307, Bar Hill (Slate Hall Farm)			
S/GF: Land Adjacent to A11 and A1307 at Grange Farm			
S/RRA/SCS: Land to the South of Cambridge Services, A14			

Appendix 1D: Groundwater Flood Risk of Sites Assessed by the Sequential Test

Site Name and Policy Reference	Limited potential for groundwater flooding to occur (%)	Potential for groundwater flooding of property situated below ground (%)	Potential for groundwater flooding to occur at surface (%)
S/RSC/WGC: Genome Campus, Hinxton	71	12	16
S/C/HGH: Henry Giles House, 73-79 Chesterton Road, Cambridge		1	63
S/C/PPS: Police Station, Parkside		23	77
S/RSC/CC: Comfort Café, Fourwentways	100		
S/RRA/ML: The Moor, Moor Lane, Melbourn			100
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton		83	17
S/RRA/BBP: Land at Buckingway Business Park, Swavesey			
S/RRA/CR: Land to the West of Cambridge Road, Melbourn			100
S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford	100		
S/C/SMS: Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge		100	
S/RSC/BRC: Babraham Research Campus	33	61	6
S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane			100
S/C/GER: Former Garage Block, East Road		100	
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages			100
S/C/DR: 2-28 Davy Road and Garage Blocks	100		
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk		100	
S/RRA/CH: Compass House, Chivers Way, Histon and Impington		16	61

S/C/NCA: North Cambridge Academy, 108, Arbury Road		100	
S/C/CLT: Clifton Road Area	100		
S/C/BFS: Brookfields			100
S/RRA/NW: Norman Way, Over		1	99
S/NEC: North East Cambridge		2	73
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton		100	
S/C/OPM: Old Press/Mill Lane		63	37
S/C/NMD: New Museums, Downing Street, Cambridge		91	9
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston			100
S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road	100		
S/C/BRN: Land at Barnwell Road and Newmarket Road		100	
S/CE: Cambridge East	1	78	21
S/ED: Eddington	12	41	1
S/CBN: Cambourne North	19	59	22
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)	62	38	
S/RRA/SHF: Land North of A1307, Bar Hill (Slate Hall Farm)	30	9	25
S/GF: Land Adjacent to A11 and A1307 at Grange Farm	100		
S/RRA/SCS: Land to the South of Cambridge Services, A14			

Appendix 1E: Records of Historic Flooding and Unmapped Ordinary Watercourses for Assessed Sites

Site Name and Policy Reference	Recorded Historic Flood Outlines (%)	Unmapped Ordinary Watercourse Within / Adjacent?
S/RSC/WGC: Genome Campus, Hinxton		
S/C/HGH: Henry Giles House, 73-79 Chesterton Road, Cambridge		
S/C/PPS: Police Station, Parkside		
S/RSC/CC: Comfort Café, Fourwentways		
S/RRA/ML: The Moor, Moor Lane, Melbourn		
S/RRA/SNR: Land to the North of St Neots Road, Dry Drayton		
S/RRA/BBP: Land at Buckingway Business Park, Swavesey		Yes
S/RRA/CR: Land to the West of Cambridge Road, Melbourn		Yes
S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford		
S/C/SMS: Garages Between 20 St. Matthews Street and Blue Moon Public House, Cambridge		
S/RSC/BRC: Babraham Research Campus	4	
S/C/HRC: Horizon Resource Centre, 285 Coldham's Lane		
S/C/GER: Former Garage Block, East Road		
S/C/HPC: 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages		
S/C/DR: 2-28 Davy Road and Garage Blocks		
S/C/ER: 1-99 Ekin Road and 1-8 Ekin Walk		
S/RRA/CH: Compass House, Chivers Way, Histon and Impington		
S/C/NCA: North Cambridge Academy, 108, Arbury Road		
S/C/CLT: Clifton Road Area		

S/C/BFS: Brookfields		
S/RRA/NW: Norman Way, Over		Yes
S/NEC: North East Cambridge	5	
S/RRA/CRH: Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton	27	
S/C/OPM: Old Press/Mill Lane	4	
S/C/NMD: New Museums, Downing Street, Cambridge		
S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston		
S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road		
S/C/BRN: Land at Barnwell Road and Newmarket Road		
S/CE: Cambridge East		Yes
S/ED: Eddington		Yes
S/CBN: Cambourne North		Yes
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)		Yes
S/RRA/SHF: Land North of A1307, Bar Hill (Slate Hall Farm)		Yes
S/GF: Land Adjacent to A11 and A1307 at Grange Farm		
S/RRA/SCS: Land to the South of Cambridge Services, A14		Yes

Appendix 1F: Sequential Test Assessments – "Low Risk" Sites

The sites listed below were categorised as being at "low risk" of flooding when considering the available data:

Site Name: (S/RSC/WGC) Genome Campus, Hinxton

- **JDi Reference: N/A**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Although large areas of the site have planning permission, part of the site is situated within Flood Zone 3 (1%) and adjacent to Flood Zone 2 – this increases slightly when taking account of the potential impacts of climate change (without flood defences), with 1% of the site also being in Flood Zone 2 when factoring the impacts of climate change. Small areas of the site are at high or low risk of surface water flooding. There is potential for groundwater flooding to occur, with small areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. A very small proportion of the site has historically flooded. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/HGH) Henry Giles House, 73-79 Chesterton Road

- **JDi Reference: 40103**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1, but parts of the site are within 100 metres of Flood Zone 3 and Flood Zone 2. The nearby flood zones fall within the area of parkland (Jesus Green) to the south of the river, which is at a lower-lying topography compared to the site. There are no records of historical flooding within the site. The site is a former allocation in the Cambridge Local Plan 2018. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/PPS) Police Station, Parkside

- **JDi Reference: 40111 / OS037**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are notable areas at low risk of surface water flooding across the site. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/RSC/CC) Comfort Café, Fourwentways

- **JDi Reference: 40125**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are areas of the site at low risk of surface water flooding, and small areas of medium or high risk of surface water flooding. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/RRA/ML) The Moor, Moor Lane, Melbourn

- **JDi Reference: 40215**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Very small areas of the site are situated within Flood Zone 3 (1%) and Flood Zone 2 (2%), but the site is adjacent to these flood zones. There is an extremely low chance of surface water flooding. The whole of the site is potentially susceptible to groundwater flooding at surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/RRA/SNR) Land to the North of St Neots Road, Dry Drayton

- **JDi Reference: 40224**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. A small portion of the site includes areas of high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/RRA/BBP) Land at Buckingway Business Park, Swavesey

- **JDi Reference: 40455**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are small areas of the site at low, medium and high risk of surface water flooding. There is an unmapped ordinary watercourse running through or adjacent to the site. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/RRA/CR) Land to the West of Cambridge Road, Melbourn

- **JDi Reference: 40490a**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. A small portion of the site includes areas of high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site being susceptible to groundwater flooding at the surface level, but this does not indicate the magnitude of groundwater flooding risk. There is an unmapped ordinary watercourse running through or adjacent to the site. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/RSC/MF) Land at Maarnford Farm, Hunts Road, Duxford

- **JDi Reference: 40558**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are very small areas of the site at low risk of surface water flooding. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/SMS) Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge

- **JDi Reference: 44108a**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are very small areas of the site at low risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site area being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/GER) Former Garage Block, East Road

- **JDi Reference: 200822**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There is potential for groundwater flooding to occur, with the whole site area being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/HPC) 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages

- **JDi Reference: 200822**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. A notable part of the site has a low risk of surface water flooding and there are also smaller areas at a medium risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site being susceptible to groundwater flooding at the surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/DR) 2-28 Davy Road and Garage Blocks

- **JDi Reference: 200823**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are areas of the site at low, medium or high risk of surface water flooding. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/ER) 1-99 Ekin Road and 1-8 Ekin Walk

- **JDi Reference: 200827**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are very small areas of the site at low risk or medium risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site area being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/RRA/CH) Compass House, Chivers Way, Histon and Impington

- **JDi Reference: 200831**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are areas of high surface water flood risk at the site, as well as small areas that are at low and medium risk of

surface water flooding risk. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/NCA) North Cambridge Academy, 108, Arbury Road

- **JDi Reference: 200839**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. Some areas of the site have planning permission for development. There are areas of the site at high, medium and low risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site area being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/CLT) Clifton Road Area

- **JDi Reference: OS043**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are areas of the site at low, medium and high risk of surface water flooding. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/BFS) Brookfields

- **JDi Reference: OS046a**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Some areas of the site have planning permission and construction of the approved development has commenced. The site comprises land that has been allocated for development in the Cambridge Local Plan (2018). The site is wholly within Flood Zone 1. Part of the site is within 100 metres of Flood Zone 2. There are notable areas of the site at high, medium and low risk of surface water flooding. The whole of the site has potential for groundwater flooding to occur at the surface level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/RRA/NW) Norman Way, Over

- **JDi Reference: OS057**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. Small areas of the site are at high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with almost all of the site being susceptible to groundwater flooding at the surface level, but this does not indicate the magnitude of groundwater flooding risk. There is an unmapped ordinary watercourse running through or adjacent to the site. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/NEC) North East Cambridge

- **JDi Reference: OS062**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1, but parts of the site are within 100 metres of Flood Zone 2. Areas of the site are within 100 metres of Flood Zone 2. Some areas of the site are at high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with notable areas of the site being susceptible to groundwater flooding at the surface level, but this does not indicate the magnitude of groundwater flooding risk. A very small proportion of the site has historically flooded. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential

approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/C/NMD) New Museums, Downing Street

- **JDi Reference: OS259**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are notable areas at low risk of surface water flooding across the site, and small areas at medium and high risk of surface water flooding. There is potential for groundwater flooding to occur, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/CJ) Cambridge Junction and Cambridge Leisure, Hills Road

- **JDi Reference: OS271**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are areas of the site at low risk of surface water flooding, and small areas of medium or high risk of surface water flooding. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/C/BRN) Land at Barnwell Road and Newmarket Road

- **JDi Reference: OS272**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Some of the site has planning permission. The site is wholly within Flood Zone 1. There are very small areas of the site at low risk or high risk of surface water flooding. There is potential for groundwater flooding to occur, with the whole site area being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/CE) Cambridge East

- **JDi Reference: OS273**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Large areas of the site have planning permission and construction of the approved development has commenced. The site is wholly within Flood Zone 1. There are areas of low, medium and high surface water flood risk within the site. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. There is an unmapped ordinary watercourse running through or adjacent to the site. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/ED) Eddington

- **JDi Reference: OS274**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Large areas of the site have planning permission and construction of the approved development has commenced. A small proportion of the site is within Flood Zone 3 (<1% of the total site area), but the majority of the site (>99%) is situated in Flood Zone 1. Some areas of the site are at high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. There are unmapped ordinary watercourses running through and/or adjacent to the site. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/CBN) Cambourne North

- **JDi Reference: OS275**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. Areas of the site are within 100 metres of Flood Zone 2 and Flood Zone 3. Very small proportions of the site are at high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. There are unmapped ordinary watercourses running through and/or adjacent to the site. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/CBC) Cambridge Biomedical Campus (including Addenbrooke's Hospital)

- **JDi Reference: OS276**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are some areas of the site at low risk of surface water flooding, and relatively small areas of medium and high risk of surface water flooding. There is potential for groundwater flooding to occur, with some areas of the site being susceptible to groundwater flooding at the below-ground level, but this does not indicate the magnitude of groundwater flooding risk. There is an unmapped ordinary watercourse running through or adjacent to the site. Anecdotal and photographic evidence of basement flooding and ponding on the site has been brought to the Councils' attention, historically. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/RRA/SHF) Land North of A1307, Bar Hill (Slate Hall Farm)

- **JDi Reference: OS277**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: Part of the site is situated within and adjacent to Flood Zone 3 (3%) and Flood Zone 2 (4%) – the proportions of the site in Flood Zone 2 and Flood Zone 3 increase slightly when taking account of the potential impacts of climate change (without flood defences). Small areas of the site are at low, medium and high risk of surface water flooding. Some of the site is potentially susceptible to groundwater flooding at the below-ground level and at surface level, but this does not indicate the magnitude of groundwater flooding risk. There are unmapped ordinary watercourses running through and/or adjacent to the site. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Site Name: (S/GF) Land Adjacent to A11 and A1307 at Grange Farm

- **JDi Reference: OS280**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. There are very small areas of the site at low, medium or high risk of surface water flooding relative to the size of the site. There is potential for groundwater flooding to occur across the whole site, but this does not indicate the magnitude of groundwater flooding risk. Given the size of the site, it is likely that built development can be situated outside of areas of high flood risk using a sequential approach to the site's design. Noting the above, the site is assessed as having a low risk of flooding.

Site Name: (S/RRA/SCS) Land to the South of Cambridge Services, A14

- **JDi Reference: OS282**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1, but when taking into account the impacts of climate change, a very small area of the site (1%) falls within Flood Zone

2 (without flood defences). There are some areas of the site at low risk of surface water flooding, and relatively small areas of medium and high risk of surface water flooding. There is an unmapped ordinary watercourse running through or adjacent to the site. Noting the above, the site is assessed as having a low risk of flooding, but the site-specific opportunities for flood risk management should be explored further.

Appendix 1G: Sequential Test Assessments – "Medium Risk" Sites

The sites listed below were categorised as being at "medium risk" of flooding when considering the available data:

Site Name: (S/RSC/BRC) Babraham Research Campus

- **JDi Reference: 51604a**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Areas of the site are situated within Flood Zone 3 (5%) and Flood Zone 2 (6%), and this risk of fluvial flooding increases slightly with climate change (without flood defences), particularly for Flood Zone 2 (to 13%). A small proportion of the site is in an area that has historically flooded. There are notable risks of reservoir flooding during both wet-day and dry-day scenarios. There is also potential for groundwater flooding to occur at below-ground level and surface level for some of the site. The site's sloping topography and the low-lying nature of the River Granta may affect the possibility of flooding in real terms. Noting the above, the site is assessed as having a medium risk of flooding, and the site-specific flood risks and opportunities for flood risk management should be explored further.

Site Name: (S/C/HRC) Horizon Resource Centre, 285 Coldham's Lane

- **JDi Reference: 59379**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: The site is wholly within Flood Zone 1. Parts of the site are within 100 metres of Flood Zone 3 and Flood Zone 2. Notable areas of the site are at high, medium or low risk of surface water flooding. The whole of the site has potential for groundwater flooding to occur at the surface level. Noting the above, the site is assessed as having a medium risk of flooding, and the site-specific flood risks and opportunities for flood risk management should be explored further.

Site Name: (S/RSC/FSS) Former Spicers Site, Sawston Business Park, Sawston

- **JDi Reference: OS261**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: The site is wholly within Flood Zone 1. Parts of the site are within 100 metres of Flood Zone 3 and Flood Zone 2. When taking into account the impacts of climate change, part of the site (14%) would fall within Flood Zone 2 (without flood defences). The site also becomes a “dry island” in the Environment Agency’s climate-change-adjusted model of flood risk (without flood defences). The whole of the site has the potential for groundwater flooding to occur at surface level. Noting the above, the site is assessed as having a medium risk of flooding, and the site-specific flood risks and opportunities for flood risk management should be explored further.

Appendix 1H: Sequential Test Assessments – "High Risk" Sites

The sites listed below were categorised as being at "high risk" of flooding when considering the available data:

Site Name: (S/RRA/CRH) Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton

- **JDi Reference: OS254**
- **Vulnerability Classification of Proposed Use: Less Vulnerable**

Reasons: There is significant potential for fluvial flooding with 25% of the site situated within Flood Zone 2. This increases to 88% of the site within Flood Zone 2 and 3% within Flood Zone 3 in the Environment Agency's modelled effects of climate change (without flood defences). A small proportion of the site comprises land that has historically flooded. There is significant potential for reservoir flooding during a wet-day scenario. There is also potential across the whole of the site for groundwater flooding to occur at below-ground level. Noting the above, the site is assessed as having a high risk of flooding, and the site-specific flood risks and opportunities for flood risk management should be explored further.

Site Name: (S/C/OPM) Old Press/Mill Lane

- **JDi Reference: OS258**
- **Vulnerability Classification of Proposed Use: More Vulnerable**

Reasons: Significant areas of the site are situated within Flood Zone 3 (10%) and Flood Zone 2 (36%), and this risk of fluvial flooding increases further to 43% within Flood Zone 3 and 50% within Flood Zone 2 when factoring the effects of climate change (without flood defences). A small proportion of the site comprises land that has historically flooded. There are notable risks of reservoir flooding during a wet-day scenario. There is also potential for groundwater flooding to occur at below-ground level and surface level for some of the site. The site contains existing historical development within Cambridge city centre, and the area of flooding is in the west of the site adjacent to the River Cam. Noting the above, the site is assessed as having a high risk of flooding, and the site-specific flood risks and opportunities for flood risk management should be explored further.

Appendix 2: Sites "Screened In" for Assessment as Part of the Level 2 SFRA

The sites listed below were screened in for inclusion as part of the Level 2 SFRA which further informed the Sequential Test. The reasons for the screening decision are set out below.

Site Name: (S/RSC/WGC) Genome Campus, Hinxton

JDi Reference: N/A

Reasons: Although part of the site has planning permission, part of the site is situated within and adjacent to Flood Zone 3 and Flood Zone 2. There is potential for groundwater flooding to occur at surface level. Very small proportion of the site has historically flooded.

Site Name: (S/RRA/ML) The Moor, Moor Lane, Melbourn

JDi Reference: 40215

Reasons: Part of the site is situated within and adjacent to Flood Zone 3 and Flood Zone 2. Whole of the site has potential for groundwater flooding at surface level.

Site Name: (S/RRA/BBP) Land at Buckingway Business Park, Swavesey

JDi Reference: 40455

Reasons: Some areas of the site at low, medium and high risk of surface water flooding. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Site Name: (S/RRA/CR) Land to the West of Cambridge Road, Melbourn

JDi Reference: 40490a

Reasons: Some areas of the site are at high, medium or low risk of surface water flooding. Whole of the site has potential for groundwater flooding to occur at surface level. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Site Name: (S/RSC/BRC) Babraham Research Campus

JDi Reference: 51604a

Reasons: Included in the “medium risk” category for flood risk in the Sequential Test. Part of the site is situated within Flood Zone 3 and Flood Zone 2. A notable proportion of the site is at risk of reservoir flooding. Part of this site is in an area that has historically flooded. Site's topography to be explored as this has an impact on the "on-the-ground" flooding situation.

Site Name: (S/C/HRC) Horizon Resource Centre, 285 Coldham’s Lane

JDi Reference: 59379

Reasons: Parts of the site are within 100 metres of Flood Zone 3 and Flood Zone 2. Notable areas of the site are at high, medium or low risk of surface water flooding. Whole of the site has potential for groundwater flooding to occur at the surface level.

Site Name: (S/C/DR) 2-28 Davy Road and Garage Blocks

JDi Reference: 200823

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding. There is potential for groundwater flooding to occur across the whole of the site.

Site Name: (S/RRA/CH) Compass House, Chivers Way, Histon and Impington

JDi Reference: 200831

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding, which is coupled with a moderate area of the site being at risk of groundwater flooding to occur at surface level.

Site Name: (S/C/NCA) North Cambridge Academy, 108, Arbury Road

JDi Reference: 200839

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding.

Site Name: (S/C/CLT) Clifton Road Area

JDi Reference: OS043

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding.

Site Name: (S/C/BFS) Brookfields

JDi Reference: OS046a

Reasons: Included in the “medium risk” category for flood risk in the Sequential Test. Notable areas of the site are at high, medium or low risk of surface water flooding. Whole of the site has potential for groundwater flooding to occur at the surface level.

Site Name: (S/RRA/NW) Norman Way, Over

JDi Reference: OS057

Reasons: Some areas of the site are at high, medium or low risk of surface water flooding. Whole of the site has potential for groundwater flooding to occur at surface level. Unmapped ordinary watercourse within / adjacent to the site.

Site Name: (S/NEC) North East Cambridge

JDi Reference: OS062

Reasons: Although part of the site benefits from planning permission, some areas of the site are at high, medium or low risk of surface water flooding. A notable area of the site also has potential for groundwater flooding at surface level. Some areas of the site have also historically impacted by flooding.

Site Name: (S/RRA/CRH) Land Adjacent to Cambridge Road (A10) and Mill Lane, Hauxton

JDi Reference: OS254

Reasons: Included in the “high risk” category for flood risk in the Sequential Test. Part of the site is situated within and adjacent to and Flood Zone 2, and the site is adjacent to Flood Zone 3. Flood risk on the site will be impacted by climate change. Significant potential for reservoir flooding and groundwater flooding. Part of the site is in an area that has historically flooded.

Site Name: (S/C/OPM) Old Press/Mill Lane

JDi Reference: OS258

Reasons: Included in the “high risk” category for flood risk in the Sequential Test. Part of the site is situated within Flood Zone 3 and Flood Zone 2. Flood risk on the site will be impacted by climate change. A notable proportion of the site is at risk of reservoir flooding. Part of this site is in an area that has historically flooded.

Site Name: (S/RSC/FSS) Former Spicers Site, Sawston Business Park, Sawston

JDi Reference: OS261

Reasons: Included in the “medium risk” category for flood risk in the Sequential Test. Part of the site is situated within and adjacent to Flood Zone 3 and Flood Zone 2. Flood risk on the site will be impacted by climate change, with the possibility of the site becoming a “dry island” in undefended climate change flooding scenarios. Potential for groundwater flooding to occur at surface level. The site is close to an ordinary watercourse.

Site Name: (S/CE) Cambridge East

JDi Reference: OS273

Reasons: Some areas of the site are at high, medium or low risk of surface water flooding. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Site Name: (S/ED) Eddington

JDi Reference: OS274

Reasons: Although part of the site benefits from planning permission and construction of the approved development has commenced, the site is close to Flood Zones 3 and 2. Some areas of the site are at high, medium or low risk of surface water flooding. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Site Name: (S/CBN) Cambourne North

JDi Reference: OS275

Reasons: Some areas of the site are at high, medium or low risk of surface water flooding. Adjacent to FZ2 and FZ3. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Site Name: (S/CBC) Cambridge Biomedical Campus (including Addenbrooke's Hospital)

JDi Reference: OS276

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding. Unmapped ordinary watercourse within / adjacent to the site. Anecdotal and photographic evidence of basement flooding and ponding on the site has been brought to the Councils' attention, historically.

Site Name: (S/RRA/SHF) Land North of A1307, Bar Hill (Slate Hall Farm)

JDi Reference: OS277

Reasons: Part of the site is situated within and adjacent to Flood Zone 3 and Flood Zone 2. Potential for groundwater flooding to occur at surface level.

Site Name: (S/RRA/SCS) Land to the South of Cambridge Services, A14

JDi Reference: OS282

Reasons: Notable areas of the site are at high, medium or low risk of surface water flooding. There is an unmapped ordinary watercourse running through and/or adjacent to the site.

Appendix 3: Evidence Base for the Sequential Test

Cambridgeshire Flood and Water Supplementary Planning Document (December 2016)

The Cambridgeshire Flood and Water SPD provides guidance for developers and applicants on managing flood risk and the water environment in and around new developments.

Greater Cambridge Integrated Water Management Study – Level 1 Strategic Flood Risk Assessment (2025)

The Level 1 SFRA maps the level of flood risk for a range of potential sources, identifying the extent and severity of flood risk throughout the study area. The Level 1 SFRA also identifies the potential effects of climate change and development on future flood risk. The mapping and data presented within the Level 1 SFRA helped to inform the application of the sequential test in the plan-making process.

Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2025

The HELAA assesses the potential supply of land for residential and economic development related uses. The HELAA provides an assessment of the potential sites in terms of their suitability, availability, and achievability. Flood risk was one of the key criteria used to assess sites.

Greater Cambridge Local Plan – Sustainability Appraisal (October 2025)

The Greater Cambridge Local Plan – Sustainability Appraisal assesses the likely sustainability impacts of the preferred options and assess reasonable alternatives for the Local Plan. Section 3.3 of the Report explains how a key SA Objective relating to flood risk was used to measure the suitability of sites.

Greater Cambridge Local Plan – Development Strategy Topic Paper (2021 & 2025)

The Greater Cambridge Local Plan – Development Strategy Topic Paper (2021) was one of eight topic papers that were published to provide a detailed explanation for

each preferred policy approach. In 2023, councillors at both Councils approved updates to the development strategy (Development Strategy Update, January 2023) and the Strategy Topic Paper. The Greater Cambridge Local Plan – Development Strategy Topic Paper (2025) provides an update to the discussion on the Local Plan strategy on the basis of new or updated information that was made available after the publication of aforementioned evidence. The Greater Cambridge Local Plan – Development Strategy Topic Paper (2025) includes a discussion about the overarching development strategy for the Local Plan, including a justification as to why sites have been taken forward.

Greater Cambridge Local Plan – Climate Change Topic Paper (2021 & 2025)

The Greater Cambridge Local Plan – Climate Change Topic Paper (2021) includes substantial commentary about how evidence was gathered by GCSP to identify flood risk and how the Local Plan will seek to mitigate it by including a policy on flood risk. The Greater Cambridge Local Plan – Climate Change Topic Paper (2025) provides an update on this topic on the basis of new or updated information that was made available after the publication of the 2021 Topic Paper, such as the new National Flood Risk Assessment (NaFRA2) that was made available to local authorities in 2025.