St Albans City & District Council

Local Plan 2041

Flood Risk Sequential Test and Exception Test

December 2024

Contents

1.0 Introduction

1.1 The assessment of flood risk is essential when considering the allocation of sites in a new Local Plan. The Sequential and Exception Tests (SET), as described in national planning policy and guidance, enables Local Planning Authorities to do so via a risk-based approach to appraising the flood risk associated with new development.

1.2 This document sets out how St Albans City and District Council (SADC) has undertaken the SET on all sites assessed for the emerging new Local Plan.

1.3 The application of the SET has been informed by the South West Hertfordshire Level 1 Strategic Flood Risk Assessment (SFRA) (2018), and SADCs SFRA Level 1 Addendum and SFRA Level 2 (2024) on those sites that were considered for inclusion in the Regulation 19 draft Plan allocations.

1.4 The SFRA and SET have been informed by the Council's site section process including the Housing and Economic Land Availability Assessment (HELAA) (2022) and Site Selection Methodology.

1.5 The Council has properly considered flood risk at all stages in Plan development. This has involved significant technical work and engagement with the Environment Agency (EA) throughout. To respond directly to the comments from the EA at the Regulation 19 stage and to provide the Inspectors at Examination with a clear single evidence document, this Flood Risk Sequential Test and Exception Test has been compiled.

2.0 Site Selection and Assessment

2.1 There has been a long and complex site selection process for the emerging new Local Plan. The full process for site assessment is set out in the paper '*Local Plan Evidence – Site Selection Methodology, Outcomes and Site Allocations*'.

2.2 There were two main sources for sites:

- Call for Sites between 2016 to 2021;
- Through an Urban Capacity Study where sites were identified through a desktop review of maps, aerial photographs and online street photography and in some cases site visits.

2.3 The process undertaken on sites from all sources included an assessment of flood risk.

2.4 The Housing and Economic Land Availability Assessment (HELAA) (2022) process involved sifting out those sites entirely covered by an absolute constraint and therefore unable to deliver development. Flood Zone 3b was an absolute constraint.

2.5 Those sites partly covered by an absolute constraint were allowed to progress to ensure that sites were not excluded in their entirety at an early stage where alterations to a site boundary could be made to remove absolute constraints or where areas of absolute constraint could be considered for other uses such as open space.

2.6 Sites with non-absolute constraints - including Flood Zone 3a - that could potentially be mitigated but which could affect development capacity, were also included.

2.7 A similar process was undertaken for Urban Capacity Study (UCS) sites where, if it was found that all or the majority of the site fell within Flood Zone 3b, the site would be excluded.

2.8 Those sites that progressed through the HELAA and UCS assessments then underwent a further round of assessment that is set out in the Council's published Proforma documents.

2.9 The Regulation 18 Draft Local Plan that was published for consultation in 2023 allocated 102 sites. Following the Regulation 18 stage a further 15 potential sites were identified to be taken forward to a detailed flood risk screening exercise. A total of 117 sites therefore underwent the Sequential Test undertaken by the consultants JBA as part of the SFRA screening exercise. This exercise identified 36 sites being screened-in as having significant risk of flooding on the site from at least one source of flooding, and which were therefore subject to the SFRA Level 2. This identified 8 sites that were required to undergo the Exception Test.

3.0 National Policy and Guidance

3.1 The requirements for the sequential and exception tests are set out in the National Planning Policy Framework (NPPF) and Policy Guidance. The Council's SFRA outlines the legislation, policy and guidance relating to flood risk and development within District. The SET has been carried out based on the NPPF 2023. An initial review has been undertaken of amendments in the NPPF 2024 and it is not considered that it would lead to changes to the SET.

3.2 NPPF[1] states that:

> *167. All plans should 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 – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:*
>
> *a) applying the sequential test and then, if necessary, the exception test as set out below;*
>
> *b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*
>
> *c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and*
>
> *d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.*
>
> *168. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide*

[1] NPPF 2023

the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

169. *If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.*

170. *The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:*

    a) *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*

    b) *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.*

171. *Both elements of the exception test should be satisfied for development to be allocated or permitted.*

3.3 The Planning Practice Guidance provides further detail and guidance on applying the SET as established in the NPPF The most relevant parts of the PPG are set out below:

What is the aim of the sequential approach?

The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features. Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the test. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.

Paragraph: 023 Reference ID: 7-023-20220825

How can the Sequential Test be applied to the location of development?

The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not

possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:

Within medium risk areas; and

Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.

Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain. Climate change will also impact upon the level of protection infrastructure will offer throughout the lifetime of development. The Sequential Test should then consider the spatial variation of risk within medium and then high flood risk areas to identify the lowest risk sites in these areas, ignoring the presence of flood risk management infrastructure.

It may then be appropriate to consider the role of flood risk management infrastructure in the variation of risk within high and medium flood risk areas. In doing so, information such as flood depth, velocity, hazard and speed-of-onset in the event of flood risk management infrastructure exceedance and/or failure, should be considered as appropriate. Information on the probability of flood defence failure is unsuitable for planning purposes given the substantial uncertainties involved in such long-term predictions.

Paragraph: 024 Reference ID: 7-024-20220825

How can the Sequential Test be applied in the preparation of strategic policies?

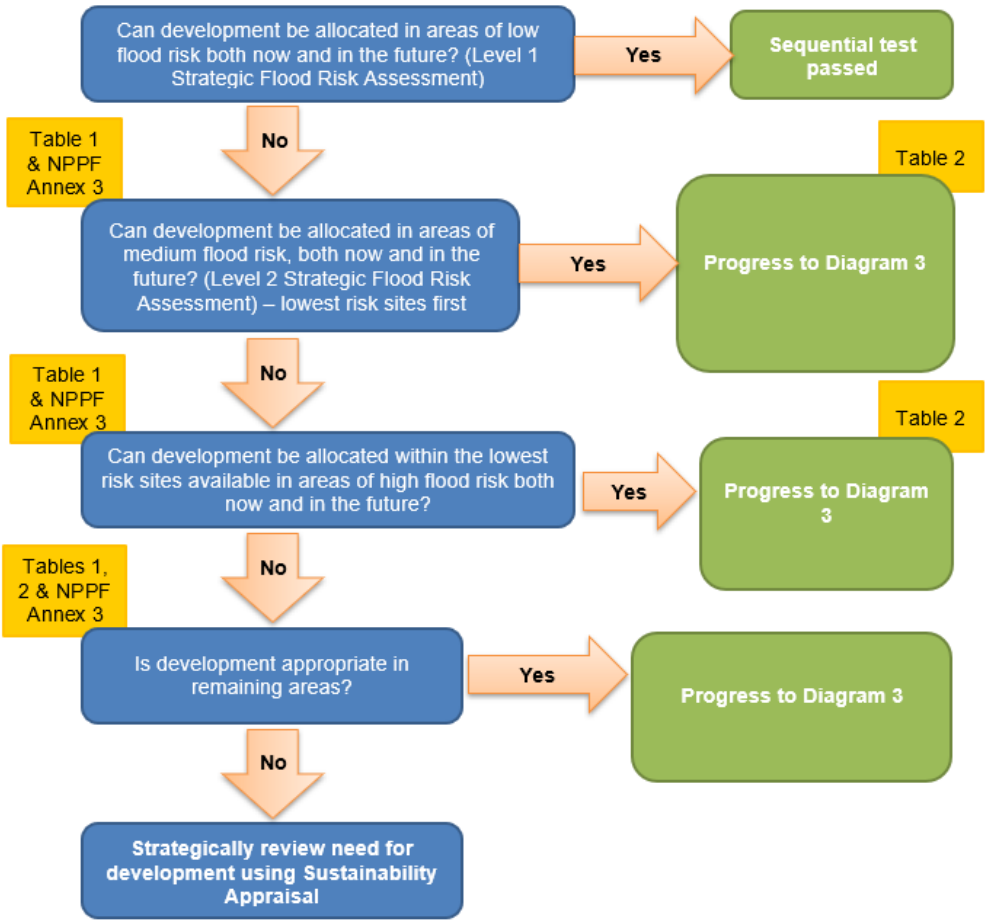
This is illustrated in diagram 2. The Sequential Test needs to be applied to the whole local planning authority area to increase the possibilities of accommodating development which is not exposed to flood risk, both now and in the future.

Where possible, local planning authorities can jointly review development options over a wider area (e.g. a river catchment) where this could potentially broaden the scope for opportunities to reduce flood risk and put the most vulnerable development in lower risk areas, considering flood risk both now and in the future.

Plan policies designed to exempt specific types of planning applications, such as windfall sites, from the sequential test may be considered, where such policies can restrict the exemption to specific sites that have been subject to, and satisfy, the sequential test at the plan-making stage.

Paragraph: 025 Reference ID: 7-025-20220825

Diagram 2: Application of the Sequential Test for plan preparation



Does the Exception Test need to be applied to all proposed development in flood risk areas?

The Exception Test should only be applied as set out in Table 2 and only if the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development, to which the development could be steered.

Paragraph: 032 Reference ID: 7-030-20220825

Revision date: 25 08 2022

Diagram 3: Application of the Exception Test to plan preparation

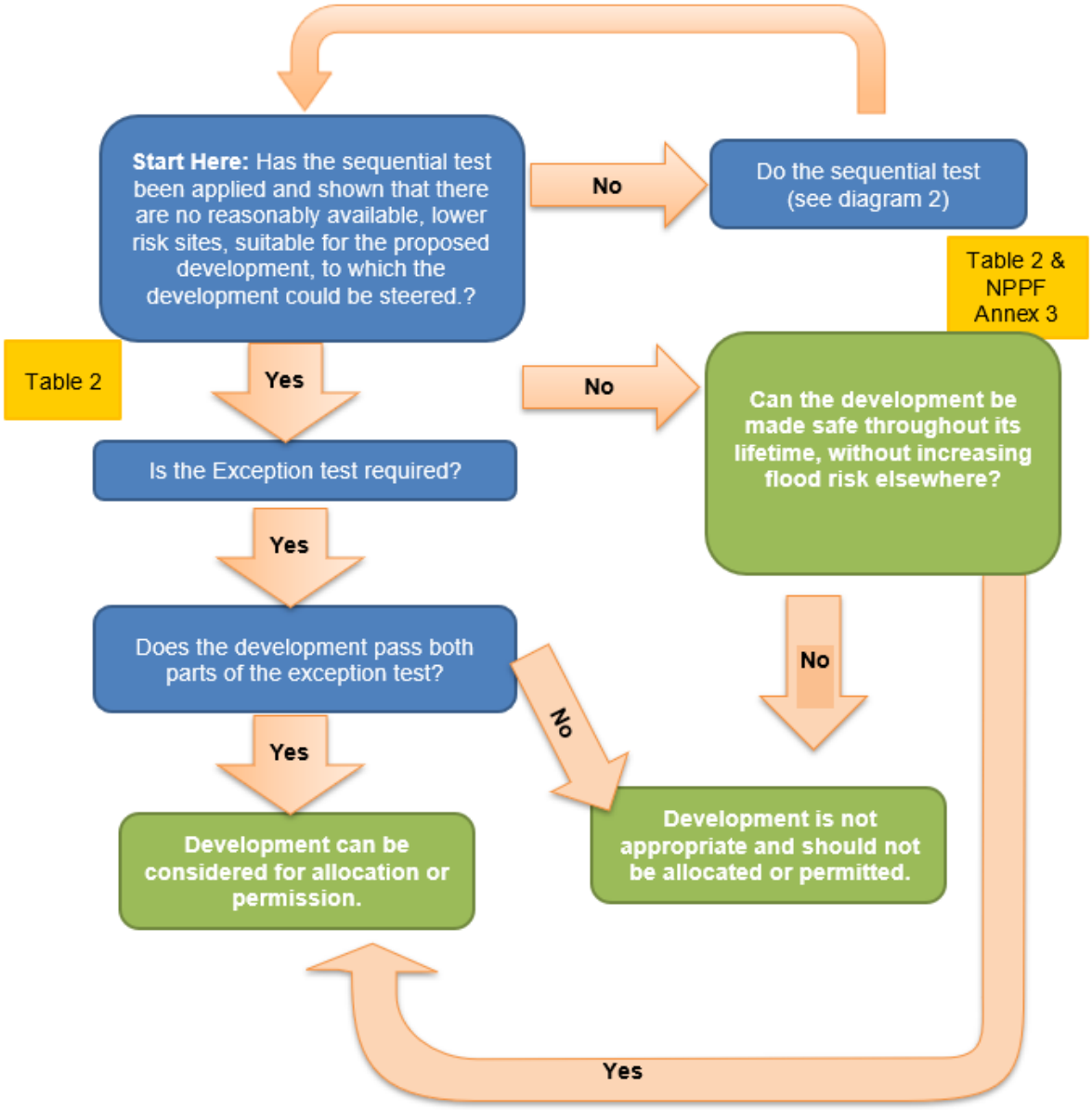


Table 1: Flood Zones

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding (all land outside Zones 2, 3a and 3b)
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
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.
Zone 3b The Functional	This zone comprises land where water from rivers or the sea

Floodplain	has to flow or be stored in times of flood.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

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

NPPF - Annex 3: Flood risk vulnerability classification

Category	**Explanation**
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* 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.

3.0 SFRA Level 1 Addendum and Level 2

3.1 The Strategic Flood Risk Assessment Level 1 Addendum (2024) for St Albans is an addendum to the South-West Hertfordshire Level 1 SFRA published in 2018 and was published along with the SFRA Level 2 (2024). Together, these documents assess additional land promoted to the SADC for potential development, changes to the proposed development sites within the District, and changes in national planning policy and guidance, including the updates to the National Planning Policy Framework in July 2021 and December 2023, the update to the Planning Practice Guidance in August 2022, and revised Climate Change allowances published by the Environment Agency in May 2022.

3.2 The SFRA included consideration of fluvial flood risk, surface water flood risk, groundwater flood risk, sewer flood risk, and reservoir flood risk.

3.3 The information from the SFRA has been used to inform the SET carried out on the sites considered for allocated within the Local Plan.

4.0 Sequential and Exception Test Results

4.1 The results of the Sequential Test are set out in Appendix 1, the results of the Exception Test are shown in Appendix 2, and those sites rejected through the Proforma assessment process are shown in Appendix 3.

4.2 In total 220 sites were assessed through the Proforma process, of which 118 sites were rejected at this stage. Whilst some of the sites were rejected due to flood risk, many of these sites passed the Sequential Test due to 100% of the site classified as Flood Zone 1, but they were rejected due to other, non-flood risk factors. The most common of the non-flood risk factors was ‘not recommended for further consideration by the Green Belt Review Stage 2’. The other factors can be seen in Appendix 3.

Sequential Test

4.3 The Sequential Test was applied to 117 sites, with 109 sites passing the test, while 8 required the Exception Test. It should be noted that not all of these sites were subsequently allocated in the draft Local Plan due to reasons including a lack of landowner support, and a transport solution did not have a reasonable prospect of being provided within the Plan period.

Exception Test

4.4 For a site to pass the exception test it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) 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.

4.5 Overall, 8 sites were subject to the Exception Test, and of these 7 sites passed, with one failing due to the large proportion of the site being within Flood Zones 2 or 3.

Summary of SET Results

4.6 Overall, 118 sites were rejected at the Proforma Assessment stage, with 117 sites undergoing the Sequential Test. Of these, 109 sites passed the test, with 8 requiring the Exception Test.

4.7 Of the 8 sites that underwent the Exception Test, 7 sites passed, with one failing due to the large proportion of the site being within Flood Zones 2 or 3.

Conclusions

4.8 Flood risk assessment has been built into the site selection process at every stage. This began with the HELAA and Urban Capacity Study processes and continued through the site Proformas. Those sites provisionally selected for allocation in the Draft Local Plan have then been subject to the Sequential Test and, where required, the Exception Test.

4.9 A comprehensive approach to the application of the Sequential and Exception Test has been taken during the preparation of the emerging Local Plan and the site selection. It can be demonstrated that the sites allocated in the Plan have met the SET.

5.0 Appendices

Appendix 1 - Sequential Test for Sites Considered for Regulation 19 Allocation

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
OS2	Toulmin Drive/ Highelms, St Albans, AL3 6DX	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
OS1	Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital	More vulnerable	100%				0%	4%	12%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk with CC allowance is 12% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	
B3	West Redbourn, Redbourne, AL3 7HZ	More vulnerable	100%				0%	2%	5%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
H3	East Hemel Hempstead (Central), HP2 7LF	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
ALD5	East Hemel Hempstead (South), HP2 4PA4	More vulnerable	100%					3%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										is no need to consider alternative sites in Flood Zone 1.	
M25	Baulk Close, Harpenden, AL5 4LY	More vulnerable	78%	20%	2%		21%	0%	6%	In the northeastern area of the site a proportion of the site is located within Flood Zone 2 and 3.	The Exception Test is required
M6	South of Harpenden Lane, Redbourn, AL3 7RQ	More vulnerable	71%	16%	13%		24%	22%	39%	There is significant fluvial flood risk within all flood zones at the eastern side of the site. There is also significant area at risk of Surface Water Flooding.	The Exception Test is required
M16	Falconers Field, Harpenden, AL5 3ES	More vulnerable	100%					0%		The site is entirely in Flood Zone 1. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M7	Townsend Lane, Harpenden, AL5 2RH	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
M22	Wood End, Hatching Green, Harpenden, AL5 2JT	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M21	Rothamsted Lodge, Hatching Green, AL5 2GT	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M1 a	Cross Lane, Harpenden, AL5 1BX	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M5	Sewage Treatment Works, Piggottshill Lane, Harpenden, AL5 5UN	More vulnerable	100%					11%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Risk is 11% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	
M19	Piggotshill Lane, Harpenden, AL5 5UN	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M24	South of Codicote Road, Wheathampstead, AL4 8GD	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										alternative sites in Flood Zone 1.	
M2	Hill Dyke Road, Wheathampstead, AL4 8TR	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M26	Highway Chipping Depot, Lower Luton Roa, AL4 8JJ	More vulnerable	68%	32%			32%	0%	1%	Part of the site is within Flood Zone 2 and the development type is 'More Vulnerable'.	The Exception Test is required
M17	North of Wheathampstead Road, Harpenden, AL5 1 Ab	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M20	Lower Luton Road, Harpenden, AL5 5AF	More vulnerable	97%	3%			2%	0%	3%	Part of the site is within Flood Zone 2, 3a and 3b and the development type is 'More Vulnerable'.	The Exception Test is required
M4	North of Oakwood Road, Bricket	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1.	Passes the Sequential

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Wood, AL2 3PT									There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Test
M15	Bucknalls Drive, Bricket Wood, AL2 3YT	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M1	East and West of Miriam Lane, Chiswell Green, AL2 3NY	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M3	Bedmond Lane, St Albans, AL3 4AH	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
M10	Tippendell Lane and Orchard Drive, How Wood, AL2 2HJ	More vulnerable	100%					6%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
L2	West of Watling Street, Park Street, AL2 2PZ	More vulnerable	100%					3%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M27	Frogmore Vicarage, Frogmore, AL2 2JU	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M13	North of Boissy Close, Colney Heath, AL4 0UE	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	
B5	Glinwell, Hatfield Road, St Albans, AL4 0HE	More vulnerable	86%	2%	11%		11%	5%	22%	The western side of the site is within Flood Zones 2 and 3 and the development type is 'More Vulnerable'. The Surface Water Flood Risk cover a significant proportion of the site.	The Exception Test is required
M18	East of Kay Walk, St Albans, AL4 0XH	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
L1	Burston Nurseriess, North Orbital Road, St albans, AL2 2DS	More vulnerable	100%					3%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										alternative sites in Flood Zone 1.	
B6	West of London Colney, AL2 1LN	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
B8	Harper Lane, north of Radlett, WD7 7HU	More vulnerable	98%	1%	1%		1%	0%	1%	In the southwestern area of the site there is a proportion of the site located within Flood Zones 2 and 3.	The Exception Test is required
M8	Verulam Golf Club, St Albans, AL1 1JG	More vulnerable	100%					7%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
B7	North West Harpenden, AL5 3NP	More vulnerable	100%				0%			The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	
M14	Beesonend Lane, Harpenden, AL5 2AB	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M9	Amwell Top Field, Wheathampstead, AL4 8DZ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
BRAD7	North of The Slype, Gustard Wood, AL4 8SA	More vulnerable	100%					3%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Zone 1.	
H1	North Hemel Hempstead, AL3 7AU	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
H2	East Hemel Hempstead (North), HP2 7HT	More vulnerable	100%					5%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
B2	North East Harpenden, AL5 5EG	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
P1	Smallford Works,	More	100%				0%	0%	38%	The site is entirely in	Passes the

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Smallford Lane, AL4 0SA	vulnerable								fluvial Flood Risk Zone 1. The Surface Water Flood Risk with CC allowance is 38% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	Sequential Test
P2	Land at North Orbital Road, AL2 1DL	More vulnerable	100%				0%	3%	6%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M11	Rothamsted Research,	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1.	Passes the Sequential

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Harpenden Campus, AL5 2JQ									There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Test
B1	North St Albans, AL3 6DD	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
B4	East St Albans, AL4 9JJ	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
M23	Ashdale Lye Lane, Bricket Wood, AL2 3LQ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										alternative sites in Flood Zone 1.	
U2	Land South West of London Colney Allotments, AL2 1RG	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
U3	Former Bricket Wood United Reformed Church, AL2 3QR	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
U4	Greenwood United Reformed Church AL2 3HG	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
U1	East of Morris Recreation Ground, adjacent	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	to A1081 and White Horse Lane									Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	
UC48	Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC11	50 Victoria Street St Albans, AL1 3HZ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC19	54 Lemsford Road St Albans, AL1 3PR	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Zone 1.	
UC20	104 High Street London Colney, AL2 1QL	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC5	18- 20 Catherine Street St Albans, AL3 5BY	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC6	13-19 Sutton Road & 5-11a Pickford Road St Albans, AL1 5JH	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC46	Garage Blocks adj. to 76 Oakley Road and 151 Grove	More vulnerable	100%					11%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Road, Harpenden, AL5 1HJ									Risk is 11% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	
UC47	Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC40	Land Rear of New House Park Shops, St Albans, AL1 1UJ	More vulnerable	100%					1%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										is no need to consider alternative sites in Flood Zone 1.	
UC4	Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3 UU	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC25	318 Watford Road, Chiswell Green, AL2 3DP	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC10	Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC12	Garage Block Between	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1.	Passes the Sequential

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Hughenden Road and The Ridgeway, St Albans, AL4 9RH									There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Test
UC14	Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ	More vulnerable	100%					4%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC7	5 Spencer Street, St Albans, AL3 5EH	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC51	Garage Block to south of Abbots Park Abbots Park, St Albans, AL1 1TW	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Zone 1.	
UC27	Berkeley House, Barnet Road, London Colney, AL2 1BG	More vulnerable	79%	21%			0%	0%	0%	The site is within Flood Zone 2 and the NPPF development class is 'More Vulnerable'.	The Exception Test is required
UC39	Garage Block to east of 8 Heath Close, Harpenden, AL5 1QN	More vulnerable	100%					33%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 33% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site There is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC16	Garage Block west of Thirlestane, St Albans, AL1 3PE	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	
UC52	Garage Block off Tallents Crescent, Harpenden, AL5 5BS	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC43	Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD	More vulnerable	100%					52%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 52% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site There is no need to	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										consider alternative sites in Flood Zone 1.	
UC18	Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans, AL1 1SE	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC38	Garage block to rear of 27-32 St Pauls Place, St Pauls Place, St Albans, AL1 4JW	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC44	Garage Block off Millford Hill, Harpenden, AL5 5BN	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC23	Garage Site adj. Verulam House, Verulam Road, St	More vulnerable	100%					5%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	Albans, AL3 5EN									Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	
UC17	Garage Block off Cotlandswick, London Colney, AL2 1ED	More vulnerable	100%					10%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 10% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC31	Garages off Creighton Avenue, St Albans, AL1 2LZ	More vulnerable	100%					14%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 14% of the site and so design should be	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	
UC45	Garages off Watling View (West), St Albans, AL1 2PA	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC30	Garages Between Abbotts Avenue West and Abbey Line, St Albans, AL1 2JH	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
UC42	Garages off Thirlmere Drive, St Albans, AL1 5QS	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC29	Garage Block off Noke Shot, Harpenden, AL5 5HS	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC33	Land Rear of 53 Snatchup, Redbourn, AL3 7HF	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC26	Garage Block to Malvern Close, St Albans, AL4 9SZ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										alternative sites in Flood Zone 1.	
UC21	Garages off Chapel Place, St Albans, AL1 2JZ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC41	Garages at Grindcobbe, St Albans, AL1 2ED	More vulnerable	100%					5%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC34	Garages Rear of Hill End Lane (South), St Albans, AL4 0AE	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC24	Garages Rear of Hill End Lane	More vulnerable	100%					41%		The site is entirely in fluvial Flood Risk Zone 1.	Passes the Sequential

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
	(North), St Albans, AL4 0AE									The Surface Water Flood Risk is 41% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site There is no need to consider alternative sites in Flood Zone 1.	Test
UC31	Garages rear of Tudor Road, St Albans, AL3 6AY	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC36	Garages off Park Street Lane, Park Street, AL2 2ND	More vulnerable	100%					20%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 20% of the site and	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site There is no need to consider alternative sites in Flood Zone 1.	
UC49	Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC37	Garages off Watling View (East), St Albans, AL1 2NT	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Zone 1.	
UC22	Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC15	Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC2	Civic Close Car Park Bricket Road, St Albans, AL1 3JX	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC35	Market Depot, Drovers Way, St Albans, AL3 5FA	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										is no need to consider alternative sites in Flood Zone 1.	
UC9	Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC8	Public Hall, 6 Southdown Road, Harpenden, AL5 1TE	More vulnerable	100%					16%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is 16% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
UC13	Car Park adjacent to Verulam House, Verulam Road, St Albans, AL3 5EN	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC3	London Road Car Park, London Road, St Albans, AL1 1NG	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC10	Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
UC1	Sainsbury's Supermarket, Everard Close, St Albans AL1 2QU	More vulnerable	100%					2%		The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk is a small proportion of the site. As such, there	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										is no need to consider alternative sites in Flood Zone 1.	
UC28	New Greens Residents Association, 2 High Oaks, St Albans, AL3 6DL	More vulnerable	100%					0%		The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Harpenden Station Car Park	More vulnerable	100%				0%	1%	10%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 10% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										Zone 1.	
N/A	44 – 52 Lattimore Road, St Albans	More vulnerable	100%				0%	15%	52%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 52% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Car Park to the rear of Portman House, Therfield Road St Albans	More vulnerable	100%				0%	0%	34%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 34% of the site and so the design should take this into account with suitable	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	
N/A	Garage Block B off Cotlandswick, London Colney	More vulnerable	100%				0%	31%	40%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 40% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										managed on site There is no need to consider alternative sites in Flood Zone 1.	
N/A	186 Sandridge Road, St Albans	More vulnerable	100%				0%	0%	9%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Motor Repair Garage, Park Street Lane, Park Street	More vulnerable	100%				0%	22%	38%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 38% of the site and so the design should take this into account with suitable mitigation measures, including that sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be	Passes the Sequential Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										managed on site. There is no need to consider alternative sites in Flood Zone 1.	
N/A	Griffiths Way Retail Park, St Albans AL1 2RJ	More vulnerable	100%				0%	10%	25%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is 25% of the site and so design should be steered away from the most vulnerable areas while sustainable drainage must be considered at an early stage in the development process. As such it is considered that Surface Water Flood Risk can be managed on site. There is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Affinity Water, 107 Holywell Hill Road St Albans	More vulnerable	65%	35%	12%	19%	38%	23%	69%	This site is within Flood Zones 2, 3a, and 3b and the development type is ‘More Vulnerable	Exception Test required

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
N/A	50 - 54 Lemsford Road St Albans	More vulnerable	100%				0%	1%	5%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Ariston Works	More vulnerable	100%				0%	1%	3%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Car Park and Garage Block to rear of Telford Court Alma Road St Albans	More vulnerable	100%				0%	4%	5%	The site is entirely in fluvial Flood Risk Zone 1. The Surface Water Flood Risk plus CC is a small proportion of the site. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	52 Victoria Street and 16 New Kent Road, St Albans	More vulnerable	100%				0%	0%	0%	The site is entirely in fluvial Flood Risk Zone 1.	Passes the Sequential

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Sequential Test Conclusion
										There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Test
N/A	Brethrens Meeting Hall Blackwater Lane	More vulnerable	100%				0%	0%	0%	The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Petrol Filling Station 551 Watford Road Chiswell Green	More vulnerable	100%				0%	0%	0%	The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test
N/A	Telephone Exchange Bowers Way Harpenden AL5 4EP	More vulnerable	100%				0%	0%	3%	The site is entirely in fluvial Flood Risk Zone 1. There is no Surface Water Flood Risk. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Sequential Test

Appendix 2 - Exception Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
B5	Glinwell	More vulnerable	86%	2%	11%		11%	5%	22%	The Exception Test is required for this site as the western side of the site is within Flood Zones 2 and 3 and the development type is 'More Vulnerable'. A relatively small part of the site is at risk of Surface Water Flood Risk.	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout and a proportionate reduction in the quantum of housing deliverable on site. The Surface Water Flood Risk should be managed through approaches set out in the SFRA L2 recommendations. The site will also support the delivery of sustainable growth in the context of SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. There is no need to consider alternative sites in Flood Zone 1.	Passes the Exception Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
B8	Harper Lane, north of Radlett, WD7 7HU	More vulnerable	98%	1%	1%		1%	0%	1%	Part of the south-western area of the site is located within Flood Zones 2 and 3. The NPPF development class is 'More Vulnerable'.	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout. Only a small part of the site is a risk of surface water flooding. The site will also support the delivery of sustainable growth in the context of SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Exception Test
M6	South of Harpenden Lane	More vulnerable	71%	16%	13%		24%	22%	39%	The exception test is required for this site because there is significant fluvial flood risk within all Flood Zones 2 and 3 at the eastern side	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout and a proportionate reduction in the quantum of housing deliverable on site.	Passes the Exception Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
										of the site.	The Surface Water Flood Risk should be managed through approaches set out in the SFRA L2 recommendations. The site will also support the delivery of sustainable growth in the context of SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	
M20	Lower Luton Road, Harpenden, AL5 5AF	More vulnerable	97%	3%			2%	0%	3%	Part of the site is within Flood Zone 2.	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout and a proportionate reduction in the quantum of housing deliverable on site. The site will also support the delivery of sustainable growth in the context of	Passes the Exception Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
											SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	
M25	Baulk Close	More vulnerable	78%	20%	2%		21%	0%	6%	The Exception Test is required for this site because in the northeastern area of the site there is a proportion of the site located within Flood Zone 2 and 3.	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout. The site will also support the delivery of sustainable growth in the context of SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	Passes the Exception Test
M26	Highway	More	68%	32%			32%	0%	1%	Part of the site is	The site is predominantly in	Passes

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
	Chipping Depot, Lower Luton Roa, AL4 8JJ	vulnerable								within Flood Zone 2 and the development type is 'More Vulnerable'.	Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout and a proportionate reduction in the quantum of housing deliverable on site. The site will also support the delivery of sustainable growth in the context of SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	the Exception Test
UC27	Berkeley House, Barnet Road, London Colney, AL2 1BG	More vulnerable	79%	21%			0%	0%	0%	The site is within Flood Zone 2 and the NPPF development class is 'More Vulnerable'.	The site is predominantly in Flood Zone 1. Development can be restricted to Flood Zone 1, following a sequential approach to layout. The site will also support the delivery of sustainable growth in the context of	Passes the Exception Test

Site ref	Site	Vulnerability classification	% FZ1	%FZ2	%FZ3a	%FZ 3b	Total % within FZ3a + 35% Climate Change	Surface Water Flood Risk (1 in 100 year)	Total % at Surface Water Flood Risk up to 100 yrs + 40% CC	Consideration for the Sequential Test	Consideration for the Exception Test	Exception Test Conclusion
											SADC having a large need for new delivery of new housing and will therefore meet the District's wider sustainability objectives. As such, there is no need to consider alternative sites in Flood Zone 1.	
NA	Affinity Water, 107 Holywell Hill Road St Albans	More vulnerable	65%	35%	12%	19%	38%	23%	69%	This site is within Flood Zones 2, 3a, and 3b and the development type is 'More Vulnerable. 69% of the site is at risk of surface water flooding.	A large proportion of the site is within Flood Zone 2 and above, with 19% in Zone 3b. Given the relatively small size of the site there is insufficient developable area within Flood Zone 1 that can be made safe over the lifetime of the development.	Does not pass the Exception Test. Site rejected.

Appendix 3 – Site Rejected at the Proforma Assessment Stage

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
C-301	SA-09-18	Land to the west of St Albans between Bedmond Lane and the A4147, Hemel Hempstead Road, AL3 4AL	100% Flood Zone 1	This is a low flood risk site. However, it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-022	SA-16-21	Land West of Batchwood, St Albans, AL3 5XA	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-130	SA-12-21	Land north of Ragged Hall Lane, St Albans, AL2 3LF	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-138	SA-21-21	Land east of Watling Street, St Albans, AL1 2NX	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-141	SA-26-21	Land East of Napsbury Lane, St Albans, AL1 1DU	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-024	SA-25-21	Land at London Road, St Albans, AL4 0AH	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-034	SMSA-02-21	Land at Windridge Farm parcel B, AL3 4AL	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-035	SMSA-03-21	Land at Windridge Farm parcel A, St Albans, AL3 4LU	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-178	SM-10-18	Land to the north east of Sparrowswick Ride and Townsend School, St Albans, AL3 6HS	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-175	SM-07-21	Land at Plots 112 and 114 Ragged Hall Lane, St Albans, AL2 3NP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-173	SM-06-16	Ragged Hall Lane East Chiswell Green, St Albans, AL2 3NP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-032	SM-09-21	Land North of Ragged Hall Lane, St Albans, AL2 3LD	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
C-071	HT-26-21	Plots 3 and 4 Lower Luton Road, Harpenden, AL5 5AF	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-054	HT-06b-21	Site B Common Lane, St Albans, AL5 5BU	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-073	HT-28-21	Site A and C Common Lane, Harpenden, AL5 5FH	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-063	HT-19-18	Land South West of Westminster Fields, Harpenden, AL5 3DZ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-045	HR-10-21	Land Adjacent to Fieldgate, Redbourn Lane, Harpenden, AL5 2AZ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-046	HR-11-21	Land South of Redbourn Lane, Harpenden, AL5 2AZ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-085	LC-11-18	Land South West of Willowside, London Colney, AL2 1BW	This site includes land in Flood Zones 2 and 3.	Level 2 and 3 flood risk zones cover portions of the north and east of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-084	LC-10-17	Land at the Corner of A1081 and Coursers Road, London Colney, AL2 1BA	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-090	LC-16-17	South of A414, North of London Colney Bypass, AL2 1BB	This site includes land in Flood Zone 3	Flood Zone Level 3 cover a small portion in the south of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-080	LC-04-16	All Saints Pastoral Centre, Shenley Lane, AL2 1AF	This site includes land in Flood Zone 2	Flood Zone Level 2 cover a very small portion in the north of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-088	LC-14-17	East of A414 London Colney, South of A414, North of A1081, AL4 0AN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-012	LC-08-21	Rural Estate land north of Napsbury, AL2 1AW	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
C-119	R-24-16	Hillbury, Dunstable Road, Redbourn, AL3 7PP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-120	R-25-21	Land at Blackhorse Lane, Redbourn, AL3 7PR	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-121	R-26-21	Land at Blackhorse Lane, Redbourn, AL3 7PP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-101	R-07-21	103 - 105 Dunstable Road, Redbourn, AL3 7PR	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-092	R-01-21	Bylands Meadow, Dunstable Road, Redbourn, AL3 7QB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-108	R-13-21	Land East of Lybury Lane, Redbourn, AL3 7JQ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-014	R-09-21	Land North East of Redbourn, AL3 7QB	This site includes land in Flood Zone 3b	Flood Zone Level 3b runs through the east of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-018	R-30-21	Spencer's Park (Phase 2), HP2 7RN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-293	WH-39-18	Folly Meadow, Off Lower Luton Road, Wheathampstead, AL4 8RA	This site includes land in Flood Zones 2, 3a and 3b	Flood Zones 2, 3a and 3b cover the majority of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-288	WH-34-21	Land west of High Meads, Wheathampstead, AL4 8DB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-290	WH-36-21	Land West of Bury Lane, Wheathampstead, AL4 8DE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-276	WH-20-16	Glebe Allotments, Marford Road, Wheathampstead, AL4 8NH	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-275	WH-19-21	Land South of Hill Dyke Road,	100% Flood	This is a low flood risk site but it is not recommended for further

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
		Wheathampstead, AL4 8TL	Zone 1	consideration by the Green Belt Review Stage 2 Report.
C-277	WH-21-18	West of the B651 & North of The Wicked Lady pub, AL4 8EL	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-043	WH-25-21	Land west of Lamer Lane, Wheathampstead, AL4 8RG	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-274	WH-18-21	Land East of The Hill, Wheathampstead, AL4 8TA	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-044	WH-30-21	Aldwickbury Park Golf Club, Piggotshill Lane, Harpenden, AL5 1AB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-289	WH-35-18	Land North of Manor Road, Wheathampstead, AL4 8JE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-257	WH-04-21	Land at Pipers Lane, Harpenden, AL5 1JD	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-265	WH-12-21	Land South of Wheathampstead Road, Harpenden, AL5 1JD	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-263	WH-11-18	Land Adjoining Windmill Cottage, Harpenden, AL5 5DW	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-268	WH-14-18	Land to east of Common Lane, Harpenden, AL5 5DN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-260	WH-08-21	13 Sauncey Wood, Harpenden, AL5 5DW	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-261	WH-09-16	Land off Sheepcote Lane, AL4 8FD	This site includes land in Flood Zones 2, 3a and 3b	Flood Zones 2, 3a and 3b partially cover the south of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-042	STS-65-21	St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-224	STS-44-18	12 Mount Pleasant Lane, Bricket Wood, AL2	100% Flood	This is a low flood risk site but it is not recommended for further

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
		3XA	Zone 1	consideration by the Green Belt Review Stage 2 Report.
C-243	STS-60-21	Land at Noke Side, West of Chiswell Green, AL2 3EE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-241	STS-58-21	Land west of Cherry Hill, Chiswell Green, AL2 3AT	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-208	STS-29-21	Land at Orchard Drive, How Wood, AL2 2DP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-215	STS-35-21	Land South of Burydell Lane, Park Street, AL2 2PQ	This site includes land in Flood Zones 2, 3a and 3b	Flood Zones 2, 3a and 3b partially cover the south of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-228	STS-48-21	Land at Park Street Lane, Park Street, St Albans, AL2 2BB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-183	STS-02-18	Parcel A & Parcel B Former HSBC Training and Management Centre, Smug Oak Lane, AL2 3PN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-200	STS-20-21	Land off Tippendell Lane, Park Street, AL2 2QB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-227	STS-47-21	Land east of Lye Lane, Bricket Wood, AL2 3TF	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-245	STS-62-21	Parcels A and B, Former HSBC Training Centre, Smug Oak Lane (Parcel A), AL2 3PW	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-238	STS-55-21	Rural Estate land at Waterdell, adjacent to Mount Pleasant JMI, Bricket Wood, AL2 3XA	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-230	STS-49-21	Former Butterfly World, Miriam Lane, AL2 3NS	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-248	STS-66-18	Land north of Tippendell Lane, Park Street (Part of 255), AL2 2QB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-037	STS-10-21	Land at Chiswell Green Lane, AL2 3AJ	100% Flood	This is a low flood risk site but it is not recommended for further

Proforma Site Reference	HELAA Reference	Site Address	Fluvial Flood Risk	Consideration for the Sequential Test
			Zone 1	consideration by the Green Belt Review Stage 2 Report.
M-041	STS-53-21	Land north of Chiswell Green Lane and east of The Croft, Chiswell Green, AL2 3NS	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-197	STS-17-16	Land at North Orbital Road, west of Bricket Wood, AL2 3ET	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-038	STS-14-21	Park Street Triangle, Watling Street, AL2 2QB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-249	STS-67-21	Land at Lye Land, Bricket Wood, AL2 3TN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
B-013	STS-19-21	Land at Noke Lane, South of Chiswell Green, AL2 3NY	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-040	STS-34-21	Land at Harperbury Hospital, Harper Lane, WD7 9FG	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-156	SAN-10-21	Land South East of Highfield Road, Sandridge, AL4 9BX	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-150	SAN-04-18	Land on the west side of House Lane, Jersey Farm, St Albans, AL4 9YJ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-149	SAN-03-21	Land at Sandpit Lane St Albans, AL4 0JE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-304	SAN-12b-21, SAN-13-21, SAN-14-21, SAN-15-21, SAN-16-21, SAN-23-21 & SAN-24-21	Sandridgebury Farm, Sandridge, AL3 6JE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-166	SAN-24-21	Land east of Midlands Mainline, Sandridgebury	100% Flood	This is a low flood risk site but it is not recommended for further

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		Lane, AL3 6DD	Zone 1	consideration by the Green Belt Review Stage 2 Report.
C-157	SAN-12b-21	Carpenter's Nursery, Sandridge, AL4 9LJ	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-029	SAN-14-21	Land at Sandridgebury Farm, AL3 6JE	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-031	SAN-16-21	Land at Sandridgebury Farm, AL3 6JB	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-146	SAN-01-18	Land at Nashes Farm Lane, Sandridge, AL4 9HR	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-019	CH-20-21	Land at the Dak, Colney Heath Lane, AL4 0TN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-011	CH-11-21	Smallford Stables, 187 Colney Heath Lane, AL4 0TP	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-034	CH-38-17	Harvesters FC, 38 Oaklands Lane, Smallford, St Albans, AL4 0HR	This site includes land in Flood Zones 2 and 3	Flood Zones 2 and 3 cover a small part of the south of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-013	CH-13-16	R/O 113-167 Colney Heath Lane, St Albans, AL4 0TN	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-003	CH-26-21	Roehyde Farm, Roestock Lane, Bullens Green, AL4 0QW	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
B-001	CH-03-21	Land adjacent to A1M and North Orbital Road, Roehyde, AL4 0RZ	This site includes land in Flood Zone 3	Flood Zones 3 covers a small part of the west of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.
M-004	CH-35-21	Smallford Farm and Smallford Pit, St Albans, AL4 0SA	This site includes land in Flood Zones 2 and 3	Flood Zones 2 and 3 cover part of the north and through the middle of the site. The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.

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C-025	CH-27-21	Rural estate land at Highfield Farm, Tyttenhanger, AL4 0RL	100% Flood Zone 1	This is a low flood risk site but it is not recommended for further consideration by the Green Belt Review Stage 2 Report.
C-262	WH-10-18	North of The Slype, Gustard Wood, AL4 8SA	100% Flood Zone 1	This is a low flood risk site but it is within an area where Technical work has been undertaken by Natural England regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District.
C-255	WH-03-21	South of Codicote Road, AL4 8GD	100% Flood Zone 1	This is a low flood risk site but it is within an area where Technical work has been undertaken by Natural England regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District.
C-278	WH-22-17	Highway Chipping Depot, Lower Luton Road, AL4 8JJ	This site includes land in Flood Zone 2	Flood Zone 2 covers part of the west of the site. The site is within an area where Technical work has been undertaken by Natural England regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District.
C-049	HT-03-21	Land at Beesonend Lane, Harpenden, AL5 2AB	100% Flood Zone 1	This is a low flood risk site but it is within an area where Technical work has been undertaken by Natural England regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District.
C-140	SA-23-21	Land South West of 57 Fishpool Street, AL3 4RU	100% Flood Zone 1	This is a low flood risk site but the site capacity is less than 5 homes once conservation area protected trees and Heritage constraints are taken into account.
O-025	SA-24-21	St Albans Abbey Theatre, AL1 2DL	100% Flood Zone 1	This is a low flood risk site but no significant development potential would be enabled by removal of land from the Green Belt.
C-065	HT-21-21	Cross Lane, Harpenden, AL5 1BX	100% Flood	This is a low flood risk site but it is not considered that suitable

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			Zone 1	access for all modes can be provided within the land shown as the red line boundary, nor existing public highway land. It is considered that a transport solution does not have a reasonable prospect of being provided within the Plan period.
C-068	HT-23-18	Clarence House, West Common, Harpenden, AL5 2AR	100% Flood Zone 1	This is a low flood risk site but the site capacity is less than 5 homes once conservation area protected trees are taken into account.
C-058	HT-14-21-1	Land adjacent to Batford Mill, Lower Luton Road, AL5 5AQ	This site includes land in Flood Zones 2 and 3b.	Flood Zones 2 and 3b cover the west of the site. Site capacity is less than 5 homes once flood zone constraints are taken into account.
C-291	WH-37-17	Land at Meads Lane, Wheathampstead, AL4 8BZ	This site includes land in Flood Zones 2 and 3b.	Flood Zones 2 and 3b cover the west of the site. Site capacity is less than 5 homes once flood zone constraints are taken into account.
C-188	STS-08-21	Land at Frogmore Vicarage, AL2 2JU	100% Flood Zone 1	This is a low flood risk site, but the site capacity is less than 5 homes once tree constraints are taken into account.
C-116	R-21-21	Land at Stephens Way and Flamsteadbury Lane, AL3 7DZ	100% Flood Zone 1	This is a low flood risk site, but the site is adjacent to the west of Redbourn Broad Location (B3), but this individual site has no residential capacity, as SADC require the existing public open space to be retained.
C-127	SA-02-21	Ex Jewson Builders Merchant Branch, Cape Road, St Albans, AL1 5DJ	100% Flood Zone 1	This is a low flood risk site, but the site received planning permission for residential use (ref 5/2021/2195) and is under construction.
C-142	SA-27-18	Units 15-18 Brick Knoll Park, AL4 0BF	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
C-145	SA-30-21	222 London Road, St Albans, AL1 1PN	100% Flood Zone 1	This is a low flood risk site, but the site received planning permission for residential use (ref 5/2021/1972) and is under construction.

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M-021	SA-14-21-2	Units 1 - 10 Campfield Road, AL1 5HN	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
C-298	SA-06-21	Salisbury Tennis Club, AL1 4TZ	100% Flood Zone 1	This is a low flood risk site, but site is in active community use as a tennis club.
M-023	SA-17-21	Verulam Industrial Estate, AL1 1JF	100% Flood Zone 1	This is a low flood risk site, but site received planning permission for residential use (ref 5/2021/2417).
C-143	SA-28-16	Sphere Industrial Estate, AL1 5HT	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
C-136	SA-19-21	St Albans Abbey Station, AL1 2AY	100% Flood Zone 1	This is a low flood risk site, but the site is in active use as a station car park and site capacity is less than 5 homes once limited parking capacity and mature tree constraints are taken into account
C-144	SA-29-17	Aboyne Lodge Det Playing Field, AL3 5PP	100% Flood Zone 1	This is a low flood risk site, but site is in use as a school playing field.
C-059	HT-15-21	Chelford House, Coldharbour Lane, AL5 4QH	The whole site is within flood zone 2 and part of the site is within flood zones 3 and 3a.	The site is at risk of flooding and has already received planning permission for C2 use (refs 5/2019/1642 and 5/2022/2186).
C-076	HT-32-17	Batford Mill Industrial Estate, Lower Luton Road, AL5 5FA	The southern corner of the site is in flood zone 2	The site received planning permission for A1 and D2 use (ref 5/2019/2656).
C-070	HT-25-16	Pan Autos and adjacent uses, Dark Lane-Grove Road, AL5 1PX	100% Flood Zone 1	This is a low flood risk site, but the site received planning permission for a care home (ref 5/2022/2735).
C-075	HT-30-18	Southdown Industrial Estate, Southdown Road, AL5 1PW	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
C-077	HT-33-17	Harpenden Fire Station, Leyton Road, AL5 2JB	100% Flood	This is a low flood risk site, but the site is small and heavily

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			Zone 1	vegetated and the access route is to the parking area for the fire station.
C-079	LC-03-21	Land South of Wellington Road, London Colney, AL2 1EY	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
C-225	STS-45-21	Bricket Wood Scout Hut HQ, AL2 3LW	100% Flood Zone 1	This is a low flood risk site, but the site is small and is in community use.
C-159	SAN-18-18	Units 1, 2 and 3 St Albans Industrial Estate, AL4 9LP	100% Flood Zone 1	This is a low flood risk site, but the site is in active employment use and is a designated employment area.
UC37	UCS-SA-SD-004	Garages off Watling View (East), St Albans, AL1 2NT	100% Flood Zone 1	This is a low flood risk site, but when constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.
UC38	UCS-SA-HD-057	Garage block to rear of 27-32 St Pauls Place, St Pauls Place, St Albans, AL1 4JW	100% Flood Zone 1	This is a low flood risk site, but when constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.
UC39	UCS-HT-HD-016	Garage Block to east of 8 Heath Close, Harpenden, AL5 1QN	100% Flood Zone 1	This is a low flood risk site, but when constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.