

Wandsworth Council

Flood Risk and Development Sequential Test Report

For Local Plan Employment and Industry Document –
proposed submission version March 2017

March 2017

1. Introduction

The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG) require Local Authorities to use the flood risk 'Sequential Test' in the planning system. The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites.

As part of the evidence base for the Local Plan the Council is obliged to apply the Sequential Test where appropriate. In doing so, flood risk constraints are considered alongside many other planning issues when identifying suitable areas for development. The Council has applied this method to each site contained within the Employment and Industry Proposed Submission Version Local Plan (March 2017) to ensure that the sites are suitable for the preferred uses which have been identified. Please refer to the accompanying table in Appendix 1 for site details.

The Employment and Industry Proposed Submission Version Local Plan identifies 23 sites which have been identified to accommodate a range of uses in accordance with the policies contained within the Local Plan document. The proposed land uses set out in the table accompanying this report should be read in conjunction with the Employment and Industry Proposed Submission Version Local Plan (March 2017).

To determine the most suitable areas in terms of flood risk, the Sequential Test has been applied to all 23 sites.

2. Local Policy Context

The Core Strategy, Development Management Policies Document (DMPD) and SSAD were adopted in March 2016. The Employment and Industry Proposed Submission Version Local Plan provides an update to the Employment Land and Industry policies in these documents and it will replace 18 of the site allocations of the Adopted 2016 SSAD. The remaining 5 sites are new allocations. This document has been prepared for the sites contained in the Employment and Industry Proposed Submission Version Local Plan for evidence purposes.

Housing Supply

The Adopted Core Strategy (2016) addresses housing provision for the whole borough. Core Strategy Policy PL 5 states how this provision will be met:

'The Council will make provision for at least 25,860 net additional homes from conventional supply and 1,320 from non-self contained accommodation between 2015/16 and 2029/30. The conventional supply will include at least 1,363 new dwellings in central Wandsworth and the Wandle Delta and adjacent sites, 13,462 in Nine Elms, 880 on other sites on the Thames riverside, 926 in Clapham Junction, 435 in Putney town centre, and 80 in Tooting and Balham town centres

This can be achieved by:

- a. The development of sites identified in the Site Specific Allocations Document, housing trajectory, SHLAA 2013 and windfall sites.*
- b. Development in the borough's existing five town centres and adjoining areas, in the Thames Policy Area and the limited release of surplus industrial land and sites in the Mixed Use Former Industrial Employment Areas (MUFIEAs).*
- c. Development which achieves higher densities compatible with the local context, the principles of good design and public transport capacity. In assessing new development regard will be had to the density ranges set out in the London Plan. Where necessary consideration will be given to enhancement of the existing transport network to support regeneration and higher density developments.'*

The 2015/16 Authority Monitoring Report demonstrates how the council will meet its housing targets (including affordable targets) set out in the Core Strategy including sites already completed, under construction, with planning permission, undecided planning applications and potential sites included in the London Strategic Housing Land Availability Assessment (SHLAA) 2013.

The 2015/16 Housing Monitoring Report identifies 776 sites that could potentially contribute 25,497 dwellings towards the borough's housing target from 2015/16 to 2031/32 and beyond including:

- 246 sites completed in 2015/16 (2,766 dwellings)
- 256 sites under construction at 31/03/2016 (6,031 dwellings)
- 432 sites with planning permission at 31/03/2016 (13,143 dwellings)
- 117 sites with planning permission undecided at 31/03/2016 (2,173 dwellings)
- 44 sites with potential at 31/03/2016 (3,221 dwellings)

As there are many phases of the large schemes on multiple sites the number of applications have been assessed for each category.

There are 23 site allocations of which 20 have potential for residential development. These sites will be included in the London SHLAA which will inform the 5 year housing supply and contribute supply towards the future housing allocation. The SHLAA is expected to be finalised in the summer of 2017 and the above information will be reassessed in accordance with the updated SHLAA.

To ensure the deliverability of these sites, the Sequential Test has been applied taking into account housing need and site suitability regarding flood risk.

Employment and Industry

The Employment and Industry Document, supported by evidence in the Employment Land and Premises Study (AECOM, 2016), has identified a need for between 32,000 and 66,000 sqms of additional office floorspace over the next 15 years in the borough. This is in addition to c. 200,000 sqms of office floorspace that is due to be delivered in the extended parts of the Central Activities Zone covering the Nine Elms area. There is also an on-going demand

for industrial land and premises; there has been substantial release of industrial land in recent years and there is committed pending release of industrial land in the adopted Local Plan that would result in insufficient supply to meet demand in the borough. Some areas of land designated in the adopted Local Plan for industrial use are inefficiently used or in use for non-industrial purposes; the Employment and Industry Document seeks ways to intensify these areas in order to provide an increase in industrial premises. In order to encourage investment and to make these schemes viable, and to bring about spatial improvements to these areas, it is necessary to designate these as suitable for a mix of uses that includes residential use.

16 of the 23 site allocations in the Employment and Industry Document have potential to provide office floorspace. Most of these sites are located in or on the edge of Wandsworth town centre, and are therefore well-located for economic uses with regard to transport and supporting the town centre economy. 7 site allocations in the Employment and Industry Document seek industrial floorspace, which will make a significant contribution toward meeting the needs for industrial premises in the borough.

3. Methodology

The methodology undertaken to apply the Sequential Test follows the approach outlined in the National Planning Policy Framework and National Planning Practice Guidance.

3.1. Data Collection

The Environment Agency's flood map and the Councils updated 2016 Strategic Flood Risk Assessment was used which is considered to be a reliable source of data for this investigation.

Some sites are located within more than one flood zone. Where this occurs, the commentary column shows which flood zone covers the majority of the site. This information is shown in the accompanying table to this report.

Information on the proposed development use, flood risk vulnerability classification and whether the site is located within a SFRA Tidal Breach location is contained within the Sequential Test table. The vulnerability classification is noted for each site in accordance with Table 2 of the National Planning Practice Guidance. Table 3 of the NPPG was used to identify which developments are compatible with the Flood Zone. The table identifies the sites where the Exception Test is required. Sites have been identified to apply the test where it has not been possible to locate more vulnerable sites to areas of lower flood risk.

3.2. Sequential Test Score

There are three possible outcomes as a result of the Sequential Test:

Development is appropriate: The development has passed the Sequential Test.

Exception Test is required: Development of this vulnerability is only acceptable if the Exception Test can also be satisfied and demonstrated through a Flood Risk Assessment.

Development is not deemed acceptable: The development proposal has failed the Sequential Test and is not considered acceptable.

3.3. Spatial Planning Context

For any sites requiring an Exception Test, the adopted Local Plan (2016) and the Employment and Industry Proposed Submission Version Local Plan has been used to provide supporting information. This information covers a range of policy issues including; regeneration, providing housing including affordable housing, employment land and protection of the historic environment. The Exception Test supporting information can be found within the Sequential Test table. Further detailed information can be found in the Adopted Local Plan and the Employment and Industry Proposed Submission Version Local Plan (2017).

4. Conclusion

The Sequential Test has been applied to 23 proposed Site Allocations within the Borough. The conclusions drawn as a result of this report will determine whether the sites are in suitable locations in terms of flood risk and development use.

The NPPF outlines that new development should be steered towards land in flood zone 1. Out of the 23 sites tested, 2 are wholly located in flood zone 1 and are deemed suitable for mixed use development including residential and industrial uses.

The remaining 21 sites are effected by one or more of the higher risk zones, of which 3 are considered to be less vulnerable or water compatible development and 1 is considered appropriate for it's Flood Zone and not requiring the Exception Test.

There are no known alternative sites which are currently available in lower risk flood zones, therefore making the cumulative area of those tested the full amount of available housing capacity land, with the exception of sites with existing planning consent; and windfall sites which are required to meet the additional dwelling requirement identified in the Core Strategy.

Due to the lack of available alternative sites for the remaining 17 sites, it is considered acceptable that although these sites are located within flood zones 2 and 3, supporting information as part of the Exception Test, would allow developments in higher risk zones to be considered suitable. A site specific Flood Risk Assessment, assessing all forms of flood risk would also need to be carried out at the application stage.

In cases where a small proportion of a particular site is affected by flood zone 3, it is proposed that where possible, less vulnerable or water-compatible development is located on the land affected by the higher flood risk designation and more vulnerable development is located within the areas of lower risk.

The information provided in this document and associated table is to demonstrate that the first of the two parts of the Exception Text can be satisfied for all allocated sites, but that individual development sites would still need to demonstrate the second part through site specific Flood Risk Assessment. The information presented in the document doesn't preclude the potential for mitigation requirements that require careful consideration to

integrate into development proposals, nor guarantee that solutions can be found at individual sites that can be considered safe in accordance with part 2 of the Exception Test.

The Council considers the Sequential Test and part 1 of the Exceptions Test to be passed for all of the sites in the Employment and Industry Proposed Submission Version Local Plan SSAD. At application stage, part 2 of the Exceptions Test would need to be demonstrated at identified sites.

Appendix 1: Flood risk sequential test report site assessments for Local Plan Employment and Industry Document

Policies Map Reference Number	Name and Location of site	Development Type/ Proposed Land Use	Vulnerability Classification (PPG)	Flood Zone ¹				SFRA Tidal Breach site? ²	Acceptability of Development in terms of Sequential test	Exception Test Candidate	Exception Test Supporting Information	Comments
				1	2	3a	3b					
40	Causeway Island including land to the east, SW18 Easting 525561 Northing 175015	Mixed use including residential and economic uses	More Vulnerable			x	x	No	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The land to the east is an open area that provides a riverside habitat that forms an important part of local ecology and is protected. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The majority of the site is located within Flood Zone 3a. Any development would need to incorporate the retention of the existing ecological area and incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
41	Hunts trucks and adjoining Gasholder, Armoury way, SW18 Easting 525686 Northing 174971	Mixed use including residential and economic uses	More Vulnerable			x		Yes	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
42	Keltbray site, Wentworth House and adjacent land at Dormay Street, SW18 Easting 525558 Northing 174932	Mixed use including residential and economic uses	More Vulnerable			x		No	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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				1	2	3a	3b					
42A	Frogmore Depot, SW18 Easting 525434 Northing 174988	Mixed use including residential and economic uses	More Vulnerable			x		No	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace PL7, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
42B	Panorama Antennas, SW18 Easting 525488 Northing 174904	Mixed use including residential and economic uses	More Vulnerable			x		No	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace PL7, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
42C	Ferrier Street, SW18 Easting 525882 Northing 175050	Mixed use including residential and economic uses	More Vulnerable			x		Yes	Exception Test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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42D	92 Putney Bridge Road (HSS Hire), SW18 Easting 525221 Northing 174996	Industrial use. Potential office or residential use if can demonstrate redundancy of existing industrial premises	More Vulnerable	x				No	Development is appropriate	No	n/a	This site has been assessed for the more vulnerable residential use.
43	Wandsworth Riverside Quarter, Point Pleasant, SW18 Easting 525362 Northing 175230	Mixed Use with Residential	More Vulnerable	x	x	x		No	Exception Test is required	Yes	The site is located within the Thames Policy Area and Focal Point of Activity suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes. Adopted Development Management Policy Document DMO8 Focal Points of activity.	The majority of the site is located within Flood Zone 1. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
45	9, 11 and 19 Osiers Road, SW18 Easting 525336 Northing 125134	Mixed Use with Residential	More Vulnerable	x	x	x		No	Exception Test is required	Yes	The site is located within the Thames Policy Area and Focal Point of Activity suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes. Adopted Development Management Policy Document DMO8 Focal Points of activity.	The majority of the site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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47	Linton Fuels site, Osiers Road, SW18 Easting 525443 Northing 175091	Mixed use with residential	More Vulnerable	x	x	x		No	Exception Test is required	Yes	The site is located within the Thames Policy Area and Focal Point of Activity suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes. Adopted Development Management Policy Document DMO8 Focal Points of activity.	The majority of the site is located within Flood Zone 1. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
48	Feather's Wharf, The Causeway, SW18 Easting 525555 Northing 175235	Mixed Use With Residential	More Vulnerable			x		Yes	Exception test is required	Yes	The site is located within the Thames Policy Area and Focal Point of Activity suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes. Adopted Development Management Policy Document DMO8 Focal Points of activity.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
49	Land at the Causeway, SW18 Easting 525568 Northing 175119	Mixed Use with Residential	More Vulnerable			x	x	No	Exception test is required	Yes	The site is located within the Central Wandsworth Economic Use Intensification Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E12 Locations for new employment floorspace, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The majority of the site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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				1	2	3a	3b					
50	Cory Environmental Materials Recycling Facility, Smugglers Way, SW18 Easting 525644 Northing 175227	Waste management (as part of safeguarded wharf)	Water Compatible Development	x	x	x		No	Development is appropriate	No	n/a	The majority of the site is located within Flood Zone 1.
51	Western Riverside Waste Transfer Station, SW18 Easting 525634 Northing 175257	Waste management (as part of safeguarded wharf)	Water Compatible Development	x	x	x		No	Development is appropriate	No	n/a	The majority of the site is located within Flood Zone 2.
52	Homebase, Swandon Way, SW18 Easting 525912 Northing 175143	Mixed Use with residential	More Vulnerable	x	x	x		Yes	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The majority of the site is located within Flood Zone 1. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
53	B & Q, Smugglers Way, SW18 Easting 525798 Northing 175170	Mixed Use with Residential	More Vulnerable	x	x	x		Yes	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The majority of the site is located within Flood Zone 2. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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				1	2	3a	3b					
54	McDonalds, Swandon Way, SW18 Easting 526037 Northing 175261	Mixed Use with Residential	More Vulnerable			x		Yes	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
55	Mercedes Benz and Bemco, Bridgend Road, SW18 Easting 526046 Northing 175349	Mixed Use with Residential	More Vulnerable			x		Yes	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
56	Wandsworth Bridge Roundabout, SW18 Easting 526150 Northing 175270	Mixed Use with Residential	More Vulnerable		x	x		Yes	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: E11 Encouraging sustainable economic growth, E13 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The majority of the site is located within Flood Zone 3a. Any development would need to incorporate the retention of the existing ecological area and incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

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				1	2	3a	3b					
57	Wandsworth Bus Garage, Jews row, SW18 Easting 525980 Northing 175320	Mixed Use with Residential	More Vulnerable		x	x		No	Exception Test is required	Yes	The site is located within the Thames Policy Area suitable for mixed use development. The site will contribute to improving pedestrian links to the riverside. Demonstration of the wider sustainability benefits to the community are contained in the Integrated Impact Assessment of the Local Plan review. Each of the policies of the Local Plan review have been assessed in the Integrated Impact Assessment as scoring the most positively against the IIA Objectives which include minimising flood risk. Relevant Proposed Submission Version Local Plan Policy when applying the Exception Test: EI1 Encouraging sustainable economic growth, EI3 Protected Employment Land and premises, adopted Core Strategy policy PL12 Central Wandsworth and the Wandle Delta and PL4 Open space and the natural environment and PL5 Provision of new homes.	The site will only be classed as 'more vulnerable' if some residential use is located on the site. Otherwise the site should be treated as 'less vulnerable' corresponding to the general industrial use classification (transport uses) of the site. The majority of the site is located within Flood Zone 3a. Any development would need to incorporate the retention of the existing ecological area and incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
58	Pier Wharf, SW18 Easting 526003 Northing 175434	Safeguarded Wharf	Water Compatible Development			x		Yes	Development is appropriate	No	n/a	The site is located within Flood Zone 3a.
35A	Chelsea Cars and KwikFit, Armoury Way, SW18	Mixed use including residential and economic uses	More Vulnerable	x				No	Development is appropriate	No	n/a	The site is located within Flood Zone 1.
99F	Riverside Business Centre and former Bingo Hall, Bendon Valley, SW18	Mixed use including residential and economic uses	More Vulnerable		x			No	Development is appropriate	No	n/a	The majority of the site is located within Flood Zone 2. Any development would need to incorporate SuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.

¹ The Environment Agency Flood Map for Planning (Rivers and Sea) is available on the Environment Agency Website (www.gov.uk/environment-agency) and displays the risk of flooding based on probability. Flood Zone 1: Land assessed, ignoring the presence of flood defences, as having a less than 0.1% annual probability of fluvial or tidal flooding. Flood Zone 2: Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any year. Flood Zone 3: Land assessed, ignoring the presence of flood defences, as having 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding in any year.

² The fluvial hazard, depth and velocity outputs used in the Level 2 SFRA assessment and mapped are based on the Environment Agency modelling of the River Wandle (2015) and are provided for the 1% AEP plus Climate Change event.