

**Wandsworth Borough Council**

**Flood Risk and Development Sequential Test Report**

**Publication Version of the Local Plan**

**January 2022**

## **Contents**

- 1 Introduction**
- 2 Local Policy Context**
- 3 Methodology**
  - 3.1 Data Collection
  - 3.2 Sequential Test Score
  - 3.3 Spatial Planning Context
- 4 Conclusion**
- 5 Appendix 1 - Sequential Test Report Spreadsheet**

## 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 applied this method to each site contained within the Pre-publication Version Local Plan (November 2020) to ensure that the sites are suitable for the preferred uses which have been identified.

The Pre-Publication Version Local Plan identified 71 sites which have been identified to accommodate a range of uses in accordance with the policies contained within the Local Plan document.

Between January 4th and 1<sup>st</sup> March 2021, the Council undertook a consultation on the Pre-Publication version of the Local Plan. As a result of the review of the Plan a further 4 sites have been added, and 2 sites have been removed with the total of 73 sites identified in the Publication Version. Please refer to the accompanying table in Appendix 1 for site details and should be read in conjunction with the Publication Version Local Plan (January 2022). An addendum to the Strategic Flood Risk Assessment Level 2 has been updated to include relevant flood site assessments.

To determine the most suitable areas in terms of flood risk, the Sequential Test has been applied to all 73 sites.

## 2. Local Policy Context

Between January 2021 and March 2021, the Council undertook a consultation on Pre-publication version of the Local Plan. The Council received 200 responses to the Pre-publication version of the Local Plan consultation. All these responses have been considered as part of the preparation of the Publication version of the Local Plan.

### Housing Supply

The Publication Version of the Local Plan reflects the London Plan target of 1,950 homes per annum and any future updates of the London Plan will be reviewed.

The [Wandsworth Housing and Economic Land Availability Assessment 2021](#) provides an assessment of whether there is sufficient housing and economic land in Wandsworth to support the needs identified by the proposed London Plan and the Wandsworth Employment

Land and Premises Study 2020 for these uses. It supports the draft local plan which covers the 2023/24–2037/38 period.

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

### **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 2020 Strategic Flood Risk Assessment was used which is considered to be a reliable source of data for this investigation. In August 2017, JBA Consulting on behalf of the Environment Agency updated the hydraulic model for the River Wandle to account for the latest climate change allowances. The outputs from this model have been provided for use in the Level 2 SFRA for sites within the Wandle floodplain.

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 at the planning application stage. 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**

The Exception Test for the plan making stage is considered to have been passed for the draft Local Plan based on the information contained in the table below and within the SFRA level 2 assessment. However, for any sites requiring an Exception Test at the planning applications stage, the Publication Version of the Local Plan has been used to provide supporting information for part one of the test and this can be found in the table below. For part two, the SFRA Level 2 should be used to also inform a site specific flood risk assessment. The information for part one of the Exception Test covers a range of policy issues including; regeneration, providing housing including affordable housing, employment land and protection of the historic environment. Further detailed information can be found in the Publication Version of the Local Plan.

## 4. Conclusion

The Sequential Test has been applied to 73 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 73 sites tested, 22 are wholly located in flood zone 1 and are deemed suitable for mixed use development including residential and industrial uses.

The remaining 51 sites are affected by one or more of the higher risk zones, of which 8 are considered to be less vulnerable or water compatible development and is considered appropriate for its 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 51 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 (see table and SFRA Level 2), would allow developments in higher risk zones to be considered suitable and therefore the Sequential Test is considered to be passed for the site allocations. A site specific Flood Risk Assessment, assessing all forms of flood risk would need to be carried out in addition 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 both parts of the Exception Text are satisfied for the purposes of plan making for all allocated sites, but that individual development sites would still need to demonstrate part two through site

specific Flood Risk Assessment as part of a planning application. The information presented in the document does not preclude the potential for mitigation requirements that require careful consideration at the planning application stage 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 SFRA Level 2 document provides detailed information to address part two of the exceptions test and applicants should use this information to inform their flood risk assessment.

The Council considers the Sequential Test and the Exceptions Test to be passed for all the allocated sites in the Publication Version of the Local Plan SSAD. The Sequential Test report table below provides commentary on the wider sustainability benefits which outweigh the flood risk and how the sites are considered to pass the Exceptions Test in accordance with the Level 2 SFRA. The site allocations have been tested through the Sustainability Appraisal (SA) which found that the site allocations have a very positive effect across a comprehensive range of scoped sustainability objectives. There are common objectives that the majority of site allocations address. These are to conserve and enhance heritage, secure biodiversity, promote urban greening, provide housing opportunities, encourage sustainable transport and provide employment space.

In considering the site allocations, the Level 2 SFRA informs part 2 of the Exception Test to demonstrate how the sites will be safe for their lifetime, without increasing flood risk elsewhere and where possible, reduce flood risk overall. At application stage, part 2 of the Exceptions Test would also need to be demonstrated at identified sites and this information would be used to inform a site specific flood risk assessment.

Appendix 1 - Sequential Test Report

SFRA Reference Number	Name and Location of site	Development Type/Proposed Land Use	Vulnerability Classification	Flood Zone			SFRA Total breach site?	Acceptability of Development to limits of Sequential test	Exception Test	Exception Test Supporting Information	Comments
				1	2	3a					
				3b							
WT1	Chelsea Cars and KwikFit, Arroyo Way, 2017a	Mixed use including residential and accessory uses	More Vulnerable	x			No	Development is appropriate	No	risk	The site is located within Flood Zone 1
WT2	Flam Brewery/Capital Development/Classroom/Classical site, Westwood, SW16	Mixed use including residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p> <p>Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Westwood. The site is located within Westwood Town core and will contribute to the diversity and mix of appropriate uses. The site will contribute to improving pedestrian links to the riverside providing improved access to the town centre. There are listed buildings located on the site.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT3	Causeway Island including land to the east, SW16	Mixed Use with Residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	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.
WT4	Hunts Trucks, adjoining site including Caribour, Arroyo Way, SW16	Mixed use including residential	More Vulnerable	x		No	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT5	Hobbying site, Westwood House and adjacent land at Cromey	Mixed Use with Residential	More Vulnerable	x	Yes	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Westwood. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 2a. 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.
WT6	Progress	Mixed use with residential	More Vulnerable	x	Yes	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 2a. 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.
WT7	Panorama Antennae	Mixed use including residential	More Vulnerable	x		No	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT8	Fairlie Street, SW16	Mixed use including residential and accessory uses	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Delta Economic use intensification area. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located predominantly within Flood Zone 2a. 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.
WT9	Foster's Wharf, The Causeway, SW16	Mixed Use With Residential	More Vulnerable	x	Yes	Yes	Exception Test is required	Yes	<p>Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Westwood. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT10	Land at the Causeway, SW16	Mixed Use with Residential	More Vulnerable	x	x	No	Exception Test is required	Yes	<p>Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Westwood. The site will contribute to improving pedestrian links to the riverside. Relevant Local Plan policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 2a. 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.
WT11	Western Riverside Waste Transfer Station, SW18	Waste management (as part of subsequent work)	Water Compatible Development	x	x	x	No	Development is appropriate	No	risk	The majority of the site is located within Flood Zone 2.
WT12	Homebase, Swenden Way, SW18	Mixed Use with residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 1a. 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.
WT13	B & Q, Swingleys Way, SW18	Mixed Use with Residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	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.
WT14	McChesna, Swenden Way, SW18	Mixed Use with Residential	More Vulnerable	x	Yes	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT15	Meredean Beer and Bottles, Bigdip Road, SW18	Mixed Use with Residential	More Vulnerable	x	Yes	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The site is located within Flood Zone 2a. 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.
WT16	Westwood Bridge Roundabout, SW16	Mixed Use with Residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 2a. 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.
WT17	Westwood Bus Garage, Jervis Road, SW16	mixed use including residential	More Vulnerable	x	x	Yes	Exception Test is required	Yes	<p>The site is located within Westwood Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre publication Version Local Plan Policy when applying the Exception Test: LP27 Managing land for Industry and Distribution, LP38 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance.</p> <p>PM2: Westwood Town based policy. LP20 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.</p>	Yes	The majority of the site is located within Flood Zone 2a.

WT 16	IS-71 Wandsworth High Street and Tottenham Palace House	mixed use including residential	More Vulnerable	x	x	yes	Exception Test is required	yes	The site lies within the Wandsworth Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre-application Neighbourhood Local Plan Policy when applying the Exception Test: S51 Spatial Development Strategy, LP27 Managing land for industry and Distribution, PM3 Area Strategy and site allocation compliance, PM2 Wandsworth Town based policy, LP25 Provision and enhancement of Green and blue infrastructure and LP24 Provision of new homes. LPA4 Wandsworth's caries and parks and LPA5 Development to caries	The majority is within Flood zone 2
WT 19	Wandsworth Town Hall Complex	Mixed use including residential	More Vulnerable	x	x	yes	Exception Test is required	yes	The site lies within the Wandsworth Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre-application Neighbourhood Local Plan Policy when applying the Exception Test: S51 Spatial Development Strategy, PM3 Area Strategy and site allocation compliance, PM2 Wandsworth Town based policy, LP25 Provision and enhancement of Green and blue infrastructure and LP24 Provision of new homes. LPA4 Wandsworth's caries and parks and LPA5 Development to caries	The majority is within Flood zone 1
WT 20	Stockfish Shopping Centre	Mixed use including residential	More Vulnerable	x	x	no	Exception Test is required	yes	The site lies within the Wandsworth Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre-application Neighbourhood Local Plan Policy when applying the Exception Test: S51 Spatial Development Strategy, LP27 Managing land for industry and Distribution, PM3 Area Strategy and site allocation compliance, PM2 Wandsworth Town based policy, LP25 Provision and enhancement of Green and blue infrastructure and LP24 Provision of new homes. LPA4 Wandsworth's caries and parks and LPA5 Development to caries	The majority is within Flood zone 2
WT 21	FD-05 Putney Bridge Road and 1-2 Belvedere Road, SW15	mixed use including residential	More Vulnerable	x	x	yes	Exception Test is required	yes	The site lies within the Wandsworth Town Centre Area. The site will contribute to improving pedestrian links to the riverside. Relevant Proposed pre-application Neighbourhood Local Plan Policy when applying the Exception Test: S51 Spatial Development Strategy, LP27 Managing land for industry and Distribution, PM3 Area Strategy and site allocation compliance, PM2 Wandsworth Town based policy, LP25 Provision and enhancement of Green and blue infrastructure and LP24 Provision of new homes. LPA4 Wandsworth's caries and parks and LPA5 Development to caries	The majority is within Flood zone 1
WT 22	Pea Wharf, SW18	safeguarded wharf	Water Compatible Development	x	n/a	n/a	Development is appropriate	no	n/a	The site is located within Flood Zone 3a.
NE 1	Cable and Wireless, Belvedere St G, Ltd 2a, Belvedere Park Road, SW8	mixed use including residential	More Vulnerable	x	yes	exception Test is required	yes	yes	The site is located within the Vauxhall, Nine Elms, Battersea Opportunity Area. The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth. The site will help regenerate the area by backing deprivation and inequalities and helping to promote the attractiveness of the various neighbourhoods, improving upon their character and attractiveness. Relevant Local Plan Policy when applying the Exception Test: LP24 The provision of new homes, LP27 managing land for employment and distribution and PM3 Nine Elms Place based policy	
NE 2	4-4A, Nine Elms Lane, and 4B-5B Belvedere Park Road, SW8	mixed use including residential	More Vulnerable	x	yes	exception Test is required	yes	yes	The site is located within the Vauxhall, Nine Elms, Battersea Opportunity Area. The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth. The site will help regenerate the area by backing deprivation and inequalities and helping to promote the attractiveness of the various neighbourhoods, improving upon their character and attractiveness. Relevant Local Plan Policy when applying the Exception Test: LP24 The provision of new homes, LP27 managing land for employment and distribution and PM3 Nine Elms Place based policy	
NE 3	Seaview site, 40 Kipling Street, SW8	mixed use including residential	More Vulnerable	x	yes	Exception Test required	yes	yes	The site is located within the Vauxhall, Nine Elms, Battersea Opportunity Area. The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth. The site will help regenerate the area by backing deprivation and inequalities and helping to promote the attractiveness of the various neighbourhoods, improving upon their character and attractiveness. Relevant Local Plan Policy when applying the Exception Test: LP24 The provision of new homes, LP27 managing land for employment and distribution and PM3 Nine Elms Place based policy	
NE 4	Metropolitan Police Warehouse Garage, Putney Road, SW8	mixed use including residential	More Vulnerable	x	no	Exception Test is required	yes	yes	The site is located within the Vauxhall, Nine Elms, Battersea Opportunity Area. The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth. The site will help regenerate the area by backing deprivation and inequalities and helping to promote the attractiveness of the various neighbourhoods, improving upon their character and attractiveness. Relevant Local Plan Policy when applying the Exception Test: LP24 The provision of new homes, LP27 managing land for employment and distribution and PM3 Nine Elms Place based policy	The site is located 300m south of the tidal River Thames. The site is within Flood Zone 3 (high probability of flooding)
NE 5	Brooks Court, Kipling Street, SW8	mixed use including residential	More Vulnerable	x	yes	Exception Test required	yes	yes	The site is located within the Vauxhall, Nine Elms, Battersea Opportunity Area. The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth. The site will help regenerate the area by backing deprivation and inequalities and helping to promote the attractiveness of the various neighbourhoods, improving upon their character and attractiveness. Relevant Local Plan Policy when applying the Exception Test: LP24 The provision of new homes, LP27 managing land for employment and distribution and PM3 Nine Elms Place based policy	
NE 6	Herwick Terrace SW8	Office and industrial uses	Less Vulnerable	x	yes	Development is appropriate	n/a	no		
NE 7	Nghe Place, SW8	Office and industrial uses	Less Vulnerable	x	yes	Development is appropriate	n/a	no		
NE 8	Stevens Road, SW8	Office and industrial uses	Less Vulnerable	x	yes	Development is appropriate	n/a	no		
NE 9	Kipling Wharf, Nine Elms, SW8	safeguarded wharf	Water Compatible Development	x	n/a	n/a	Development is appropriate	n/a		
NE 10	Middle Wharf, Nine Elms, SW8	safeguarded wharf	Water Compatible Development	x	n/a	n/a	Development is appropriate	n/a		
NE 11	Circle Dock, Nine Elms, SW8	safeguarded wharf	Water Compatible Development	x	n/a	n/a	Development is appropriate	n/a		
NE12a	New Covent Garden Market – Entrance St, SW8	mixed use including residential	more vulnerable	x	yes	Exception Test is required	yes	yes	The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth improved transport capacity, a new permeable network of streets and other spaces including amenity spaces. Policy when applying the Exception Test: LP24 provision of new homes, LP27 Managing land for industry and Distribution, PM3 Nine Elms Place based policy	
NE12b	New Covent Garden Market – Theatry Road	Residential	more vulnerable	x	yes	Exception Test is required	yes	yes	The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth improved transport capacity, a new permeable network of streets and other spaces including amenity spaces. Policy when applying the Exception Test: LP24 provision of new homes, LP27 Managing land for industry and Distribution, PM3 Nine Elms Place based policy	
NE12c	New Covent Garden Market – Apsle Lane	mixed use including residential	more vulnerable	x	yes	Exception Test is required	yes	yes	The site will contribute to improving pedestrian links to the riverside. The site will help contribute to creating safe attractive environments, provide new homes, jobs, leisure and social infrastructure and will help increase public access to the river. Additional housing will be provided for the borough, including affordable housing units which will help satisfy the demand for housing within Wandsworth improved transport capacity, a new permeable network of streets and other spaces including amenity spaces. Policy when applying the Exception Test: LP24 provision of new homes, LP27 Managing land for industry and Distribution, PM3 Nine Elms Place based policy	
NE 13	Battersea Park Road (Dahmsen Square) Road and Theatry road SW8	Mixed use including residential	More Vulnerable	x	yes	Exception Test is required	yes	yes	The site is south of the Battersea Power Station site and across the A205 (Dahmsen Park Road). Improved public transport capacity as a result of development. Relevant Local Plan Policy when applying the Exception Test: LP24 provision of new homes, LP27 Managing land for industry and Distribution, PM3 Nine Elms Place based policy	
CJ1	ASDA, E.C. and Booth sites, Falm Lane, SW11	mixed use including residential	More Vulnerable	x	n/a	n/a	Development is appropriate	no	no	
CJ2	Chapman Junction Station Approach	Mixed use including residential	more Vulnerable	x	n/a	n/a	Development is appropriate	no	n/a	



C23	Land on the corner of Great Road and Faxon Road, SW11	Mixed use including residential and economic uses	More Vulnerable	x		Yes	Exception Test is required	Yes	The site will help regenerate the area by lacking regeneration and providing a high level of provision of the various neighbourhoods, improving open space character and attractiveness. Additional housing will be provided for housing within Woodsworth. Much needed improvements to Chapter Junction Station will be provided. Relevant Local Plan Policy when applying the Exception Test: L24 provision of new homes, LP17 Managing land for Industry and Distribution, PM2 Chapter Junction Place based policies	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's Flood Management Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
C4	Land at Clapham Junction Station	Mixed use including residential	more Vulnerable	x		No	Development is appropriate	no	n/a	The site has been assessed for the more vulnerable context use.
C25	Windsley Park Road Regeneration Area, SW11	Mixed use including residential	More Vulnerable	x		No	Exception Test is required	Yes	The site will help regenerate the area by lacking regeneration and providing a high level of provision of the various neighbourhoods, improving open space character and attractiveness. Additional housing will be provided for housing within Woodsworth. Much needed improvements to Chapter Junction Station will be provided. Relevant Local Plan Policy when applying the Exception Test: L24 provision of new homes, LP17 Managing land for Industry and Distribution, PM2 Chapter Junction Place based policies, LP17 Social and Community Infrastructure	The site is located within Flood Zone 3a. Any development would need to incorporate SuDS. The Council's Flood Management Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception test.
C5	Peckham Estate, St John's Hill	Residential with Town Centre uses	More Vulnerable	x		No	Development is appropriate	no	n/a	
C24	36-48 St John's Road and 17 Seville Road	Mixed use including residential and ground floor commercial uses	More Vulnerable	x		No	Development is appropriate	no	7	
PF01	Warehouses 48, 50-65 Pothey High Street, SW15	Mixed use including residential	More vulnerable	x			Development is appropriate	no	n/a	
PF12	Ladbroke House and Cinema, Pothey High Street, SW15	Mixed use including residential	More vulnerable	x			Development is appropriate	no	n/a	
PF13	Central of Pothey High Street and Pothey High Street, SW15	Mixed use including residential	More vulnerable	x			Development is appropriate	no	n/a	
PF14	Pothey Telephone Exchange, Pothey High Street, SW15	Mixed use including residential	More vulnerable	x			Development is appropriate	no	n/a	
PF15	Sanctuary's Supermarket, 24 Water Road, Pothey, SW15	Mixed use including residential	More vulnerable	x		no	Development is appropriate	no	n/a	
PF16	55-61 Pothey High Street SW15	Mixed use development including residential, with retail, commercial uses	More Vulnerable	x		no	Development is appropriate	no	n/a	
TD1	Market Ave, Tooting SW17	Mixed use including residential	More vulnerable	x			Development is appropriate	no	n/a	
TD2	30 George Road at Park Road and adjoining land on Blackhorse Road, Baysley Street, SW17	Mixed use including residential	More vulnerable	x	x		Exception Test is required	yes	The site will help regenerate the area by lacking regeneration and providing a high level of provision of the various neighbourhoods, improving open space character and attractiveness. Additional housing will be provided for housing within Woodsworth. Much needed improvements to Chapter Junction Station will be provided. Relevant Local Plan Policy when applying the Exception Test: L24 provision of new homes, LP17 Social and Community Infrastructure	
TD3	55-58 Tooting High Street, Tooting	Mixed use including residential	more vulnerable	x			Development is appropriate	no	n/a	
RD1	John Street Recreation Area, Barchingham, SW15	Mixed use including residential	More vulnerable	x	n/a		Development is appropriate	no	n/a	
RD2	Mixed Class Mixed Use Development, Barchingham, SW15	Mixed use including residential	More vulnerable	x	n/a		Development is appropriate	no	n/a	
RD3	Queen Mary's Hospital car park, Barchingham, SW15	Mixed use including residential	more vulnerable	x	n/a		Development is appropriate	no	n/a	
BA1	Sanctuary's Car Park, Bedford Hill, Tooting	Mixed use including residential	More vulnerable	x	n/a		Development is appropriate	no	n/a	
RV1	Former Phoenix Cinema Site, 110 York Road, Battersea SW11	mixed use including residential	More Vulnerable	x	x	yes	Exception Test required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will help regenerate the area by lacking regeneration and providing a high level of provision of the various neighbourhoods, improving open space character and attractiveness. Additional housing will be provided for housing within Woodsworth. Much needed improvements to Chapter Junction Station will be provided. Relevant Local Plan Policy when applying the Exception Test: L24 provision of new homes, LP17 Managing land for Industry and Distribution, LP24 Provision of new homes, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy.	The site is defined as Flood Zone 2. High probability of flooding. The River Thames flows northward, approximately 500m to the west of the site. The site is protected from flooding from the River Thames by the presence of the raised flood defence along the Thames and the Thames Barrier further downstream.
RV2	Downcourt site, York Road, SW11	mixed use including residential	More Vulnerable	x	x	yes	Exception Test required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy.	
RV3	41-47 Chesham Road, SW11	mixed use including residential	More Vulnerable	x	yes	yes	Exception Test required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy.	
RV4	Garston Industrial Estate, Gables Way, SW11	mixed use including residential	More Vulnerable	x	yes	yes	Exception Test required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	
RV5	York Road Business Centre, Yalerton Road, SW11	mixed use including residential	more vulnerable	x	yes	yes	Exception Test required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	
RV6	38 Lombard Road, SW11	mixed use including residential	More vulnerable	x	yes	yes	Exception Test is required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	
RV7	Travis Park, 37 Lombard Road, SW11	mixed use including residential	More vulnerable	x	yes	yes	Exception Test is required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	
RV8	19 Lombard Road, 80 Gymp Road, SW11	mixed use including residential	More Vulnerable	x	yes	yes	Exception Test is required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, PM2 Woodsworth Town based policy, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	
RV9	The Chipper, PM, 56-70 York Road, SW11	mixed use including residential	more Vulnerable	x	yes	yes	Exception Test is required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy.	
RV10	200 York Road, Trowbridge Hill, SW11	mixed use including residential	More Vulnerable	x	yes	yes	Exception Test is required	yes	This site lies within the Lombard Road/York Road Flood Point area. The site will contribute to improving pedestrian links to the network, improving public space, providing outdoor workspace and including affordable workspace. Relevant Local Plan policy when applying the Exception Test: LP24 Managing land for industry and Distribution, LP24 Mixed use development on employment land, PM1 Area Strategy and site allocation compliance, LP25 Production and enhancement of Green and blue infrastructure and LP24 Provision of new homes, PM2 Riverside based policy. LPN4 Affordable, flexible managed workspace.	

RV11	Bethesda Church Road Chesham Court Garage, General Estate, DV11	mixed use including residential	More Vulnerable	x		yes	Exception Test is required	yes	The site will contribute to improving pedestrian links to the riverbank, improving public space and play areas, providing residential units. Relevant Local Plan policy when applying the Exception test LPS2 Green Space, open and recreational PM15 Air Quality and the allocation components LPS2 Protection and enhancement of Green and Blue Infrastructure and LPS4 Provision of new homes. PM15 Riverside based policy.	
RV12	Herold Close Day Centre and adjacent Sunny Lane Estate Car Park, DV11	mixed use including residential	More Vulnerable	x		yes	Exception Test is required	yes	The site will contribute to improving pedestrian links to the riverbank, improving public space and play areas, providing residential units. Relevant Local Plan policy when applying the Exception test LPS2 Green Space, open and recreational PM15 Air Quality and the allocation components LPS2 Protection and enhancement of Green and Blue Infrastructure and LPS4 Provision of new homes. PM15 Riverside based policy.	
WV1	Riverbank Business Centre and neighbouring Kings Hall, Bardon Valley, DV12	mixed use including residential	More Vulnerable	x	x	yes	Exception Test is required	yes	The site will allow improvements and connections to the River wandle and King George's park for pedestrians. The site will also provide affordable housing and affordable creation, supports Relevant Local Plan policy when applying the Exception test LPS2 Planning and the delivery and distribution, LPS2 Blue and development on employment land, PM15 Air Quality and the allocation components LPS2 Protection and enhancement of Green and Blue Infrastructure and LPS4 Provision of new homes. LPS4 Affordable, flexible managed workspace, PM15 Wandle Valley Plan based policy.	The majority of the site is within flood zone 2
OUT1	Batham Health Centre, 120-124 Bedford Hill, London, DV12	mixed use including residential	More Vulnerable	x		no	development is acceptable	no	n/a	
OUT 2	290-311 Edinboro Park Road, DV 11 (Goudington Estate east)	mixed use including residential	More Vulnerable	x		no	Exception Test is required	yes	Mixed use including residential, community uses, including health, retail and the provision of new public space. Relevant Local Plan policy when applying the Exception test LPS2 Planning and the delivery and distribution LPS2 Blue and development on employment land, PM15 Air Quality and the allocation components LPS2 Protection and enhancement of Green and Blue Infrastructure and LPS4 Provision of new homes. LPS7 Space and community infrastructure	
OUT3	Springfield Hospital, Burntwood Lane, Goudington Road, DV17	New and improved hospital facilities, residential and small-scale commercial	More Vulnerable	x			development is acceptable	no		
OUT4	Wansworth Prison, Heatfield Road, DV13	mixed use including residential	More Vulnerable	x		no	development is acceptable	no		
OUT 5	King's Lane Medical Group Practice, 20 Bridge Ln, Bethesda, London DV11 2AQ	mixed use including residential	More Vulnerable	x		yes	Exception Test is required	yes	The site will provide mixed use development including residential with recreation and expansion of improved health care facilities and parking. Relevant Local Plan policy when applying the Exception test LPS2 Protection and enhancement of Green and Blue Infrastructure and LPS4 Provision of new homes. LPS7 Space and community infrastructure	
OUT6	Head Court, Hepton Way, Bethesda, DV11.	mixed use including residential	More Vulnerable	x			Development is acceptable	no		