

# Level 2 Strategic Flood Risk Assessment

London Borough of Wandsworth

Project number: 60620167

5<sup>th</sup> December 2020

## Quality information

Prepared by	Checked by	Verified by	Approved by
Lauren Lewis Water Consulting Apprentice Sarah Littlewood Principal Consultant	Sarah Littlewood Principal Consultant	Emily Craven Associate	Sarah Littlewood Principal Consultant

## Revision History

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### Prepared for:

London Borough of Wandsworth

### Prepared by:

AECOM Limited  
Midpoint, Alencon Link  
Basingstoke  
Hampshire RG21 7PP  
United Kingdom

T: +44(0)1256 310200  
aecom.com

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# 1. Introduction

## 1.1 Terms of reference

- 1.1.1 AECOM has been commissioned by the London Borough of Wandsworth, on behalf of the London Borough of Wandsworth and the London Borough of Merton to review and update their Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA).

## 1.2 Project Background

- 1.2.1 The [National Planning Policy Framework](#)<sup>1</sup> (NPPF) and associated [Planning Practice Guidance](#) for Flood Risk and Coastal Change (PPG)<sup>2</sup> set out the active role Local Planning Authorities (LPAs) should take to ensure that flood risk is understood and managed effectively and sustainably throughout all stages of the planning process. The NPPF outlines that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA) and LPAs should use the findings to inform strategic land use planning. The overall approach of the NPPF to flood risk is broadly summarised Paragraph 103:

*When determining planning applications, LPAs should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific FRA following the Sequential Test, and if required the Exception Test, it can be demonstrated that:*

- *within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location, and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.”*

## 1.3 Level 1 SFRA

- 1.3.1 One combined Level 1 SFRA report has been prepared for London Borough of Wandsworth and London Borough of Merton. The purpose of the Level 1 SFRA is to collate and analyse the most up to date readily available flood risk information for all sources of flooding and provide an overview of flood risk issues across the study area.
- 1.3.2 The Level 1 SFRA provides guidance on:
- The application of the Sequential Test by each LPA when allocating future development sites to inform their Local Plans, as well as by developers promoting development on windfall sites.
  - Managing and mitigating flood risk, the application of sustainable drainage systems (SuDS), and the preparation of site-specific Flood Risk Assessments (FRAs).
  - Potential flood risk management objectives and policy considerations which may be developed and adopted by the London Boroughs as formal policies within their developing Local Plans.
- 1.3.3 Using the strategic flood risk information presented within the Level 1 SFRA, London Borough of Wandsworth have undertaken the Sequential Test to document the process whereby future development is steered towards areas of lowest flood risk.

<sup>1</sup> Department for Communities and Local Government. 2012. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> Department for Communities and Local Government. 2014. *Planning Practice Guidance: Flood Risk and Coastal Change*. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

## 1.4 Exception Test

1.4.1 Where it is not possible to accommodate potential development sites outside those areas identified to be at risk of flooding, the Exception Test may be required, as set out in Table 1-1. The purpose of the Exception Test is to ensure that where it may be necessary to locate development in areas at risk of flooding, new development is only permitted in Flood Zone 2 and Flood Zone 3 where the flood risk is clearly outweighed by other sustainability factors and where the development will be safe during its lifetime, considering climate change.

1.4.2 The NPPF states that for the Exception Test to be passed:

- Part 1 - “It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA where one has been prepared; and
- Part 2 - A site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”

1.4.3 Both elements of the test will have to be passed for development to be allocated or permitted.

1.4.4 In order to determine Part 1 of the Exception Test, applicants should assess their scheme against the objectives set out in the LPA’s Sustainability Appraisal<sup>3</sup>. In order to demonstrate satisfaction of Part 2 of the Exception Test, relevant flood risk management and mitigation measures should be applied and demonstrated within a site-specific flood risk assessment (FRA). Appendix D ‘Managing and Mitigating Flood Risk’ and Appendix E ‘Site Specific Flood Risk Assessments’ within the Level 1 SFRA should be referred to in order to support Part 2 of the Exception Test.

**Table 1-1 Flood risk vulnerability and Flood Zone ‘compatibility’ (PPG, 2014)**

	Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	1	✓	✓	✓	✓	✓
	2	✓	✓	Exception Test Required	✓	✓
	3a	Exception Test Required	✓	✗	Exception Test Required	✓
	3b	Exception Test Required	✓	✗	✗	✗

✓ - Development is appropriate    ✗ - Development should not be permitted

<sup>3</sup> London Borough of Wandsworth, November 2020, Sustainability Appraisal. [https://www.wandsworth.gov.uk/media/8008/pre\\_publication\\_sustainability\\_appraisal.pdf](https://www.wandsworth.gov.uk/media/8008/pre_publication_sustainability_appraisal.pdf)

## 2. Level 2 SFRA

### 2.1 Datasets

2.1.1 This report comprises the Level 2 SFRA for the London Borough of Wandsworth. The scope of the Level 2 SFRA is to consider the detailed nature of the flood characteristics within a flood zone including, where appropriate and the data is available:

- flood probability;
- flood depth;
- flood velocity;
- rate of onset of flooding; and
- duration of flood.

2.1.2 For the Wandsworth study area, the following sources of information have been obtained.

### River Wandle Modelling Outputs

2.1.3 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.

2.1.4 Outputs showing the maximum flood depth and hazard rating associated with flooding from the River Wandle are presented within this Level 2 SFRA. Reference has been made to the maximum flood levels for each site within the site assessments. It is noted that information on the rate of onset of flooding the duration of flooding has not been made available for this modelling.

2.1.5 Flood hazard mapping categorises the danger to people for different combinations of flood water depth and velocity. The derivation of these categories is based on the methodology set out by Defra in Flood Risks Assessment Guidance for New Development FD2320/TR2<sup>4</sup> using the following equation:

$$\text{Flood Hazard Rating} = ((v+0.5)*D) + DF \text{ Where } v = \text{velocity (m/s)}, D = \text{depth (m)}, DF = \text{debris factor}$$

Flood Hazard	Description
Low HR < 0.75	Caution – Flood zone with shallow flowing water or deep standing water
Moderate 0.75 ≥ HR ≤ 1.25	Dangerous for some (i.e. children) – Danger: flood zone with deep or fast flowing water
Significant 1.25 > HR ≤ 2.0	Dangerous for most people – Danger: flood zone with deep fast flowing water
Extreme HR > 2.0	Dangerous for all – Extreme danger: flood zone with deep fast flowing water

### London Thames Breach Assessments

2.1.6 In May 2017, Atkins on behalf of the Environment Agency published the London Thames Breach Assessment Study. This study simulated breaches in the flood defences to cover the entire extent between Teddington Weir and the Thames Barrier, totalling 5679 breach locations. In this location upstream of the Thames Barrier, water levels are a function of the maximum tide level allowed through the Barrier as defined by the barrier closure rule / matrix.

2.1.7 Outputs showing the maximum flood depth and hazard rating experienced for the extreme water level for the year 2100 have been presented within the Level 2 SFRA site assessments. Reference has been made to the maximum flood levels for each site within the site assessments.

<sup>4</sup> Defra and Environment Agency (2005) FD2320/TR2 Flood Risk Assessment Guidance for New Development

## Thames Estuary 2100 Plan

- 2.1.8 A number of the proposed development sites in Wandsworth are close to the tidal River Thames frontage. Development of these sites will need to take account of future plans for the riverside with respect to future tidal flood defence improvement measures as set out in the Thames Estuary 2100 Plan. Where this is the case, this has been noted within the Level 2 SFRA site assessments. A summary of the measures proposed for Wandsworth under the Thames Estuary 2100 Plan is provided below.
- 2.1.9 The Thames Estuary 2100 Plan sets out how the Environment Agency and partners can work together to manage tidal flood risk in the Thames Estuary, adapt to a changing climate and plan for the future of our riverside, today and into the next century. It aims to manage tidal flood risk through a series of upgrades to the flood defence system, including the Thames Barrier and other barriers, as well as the walls, gates, and embankments along the Estuary. In some places, fixed flood defences (like flood walls and embankments) will need raising by 1 metre. As the Plan was designed to be adaptive, the timing and nature of these upgrades are dependent on climate change projections and the rate of sea level rise.
- 2.1.10 The tidal flood defences in Wandsworth are 'hard defences', mostly masonry structures. Most of the hard defences could be raised within the existing defence footprint (or with only a small increase in width) but the structures would be tall, unattractive and would restrict public access and views of the estuary. However, if future raising is planned for and integrated into future plans for the riverside, there are instead significant opportunities to improve the riverside when defences are raised, repaired or replaced, with the potential to improve public spaces, access, and to create new habitats. This is referred to in the Plan as the **riverside strategy approach**.
- 2.1.11 Where sites are located adjacent to the River Thames, consideration should be made of future defence requirements and appropriate steps should be taken to implement a suitable riverside strategy approach. Further details of the Thames Estuary 2100 Plan and the raising requirements are detailed below.
- 2.1.12 The Plan has 3 phases of activity:
- Until 2035 – maintain and improve current flood defences, safeguard areas of land required for future improvements to flood defence, influence local plans and strategies, and monitor how the estuary and the climate is changing
  - 2035-2050 – raise flood walls and embankments, improve smaller barriers whilst reshaping the riverside environment through development, decide around 2040 on the end of the century option for the future of the Thames Barrier
  - 2050-2100 – implement the option for the future of the Thames Barrier, and adapt other flood defences as required to work alongside this to protect the estuary.
- 2.1.13 The Plan's requirements for Wandsworth include future raising of all tidal flood defences, together with an ongoing programme of inspection, maintenance, repair and replacement of defences as required. Corridors of land alongside the existing defences should be safeguarded to provide space for these works. Owners have a responsibility to maintain and raise any defences you own, as well as ensuring that proposed works to third party defences align with the requirements of the Plan through your role as a local planning authority.
- 2.1.14 The future raising requirements of the flood defence levels in Wandsworth are as follows:
- Raising of all tidal defences along the Thames upstream of the Thames Barrier by up to 0.5 m by 2065, and by an additional 0.5 m by 2100.
  - Raising of defences on the Lower reach of the River Wandle (downstream of the existing sluice and weir) in 2065 and 2100 by up to 1m in total. Additional flood mitigation will be needed further upstream in 2065 and 2100 for fluvial flows and higher water levels on the Thames. This is not covered by TE2100.
  - Raising of defences on the Beverly Brook between the outfall structure and the Thames in 2065 and 2100, by up to 1m in total. Additional flood mitigation may be needed upstream of the outfall in 2065 and 2100 for fluvial flows and higher water levels on the Thames. This is not covered by TE2100.
- 2.1.15 This allows for projected increases in sea level to 2135.

## Risk of Flooding from Surface Water

### Flood Extents

- 2.1.16 The outputs of the Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping include GIS layers showing the extent of flooding from surface water that could result from a flood with a 3.33%, 1% and 0.1% chance of happening in any given year.
- 2.1.17 It is noted that the Risk of Flooding from Surface Water is not to be used at property level. Because of the way they have been produced and the fact that they are indicative, the maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence. However, the mapping provides a useful source of information to identify the risk of surface water flooding to the wider area in which a site is located, and the general patterns of surface water flow and ponding.

### BGS Susceptibility to Groundwater Flooding

- 2.1.18 The BGS Susceptibility to Groundwater Flooding dataset has been used to undertake a high level screening of the sites in London Borough of Croydon in combination with recorded groundwater flooding records.
- 2.1.19 It is noted that this dataset cannot be used on its own to indicate risk of groundwater flooding and should not be used to inform planning decisions at a site scale. It is suitable for use in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, to establish relative risk of groundwater flooding.

### Sites for Assessment

- 2.1.20 The Level 2 SFRA provides a detailed assessment of the following development sites which have been identified by Wandsworth Council as requiring the application of the Exception Test.
- CJ3 Land on the corner of Grant Road and Falcon Road, SW11
  - CJ5 Winstanley / York Road Regeneration Area, SW11
  - NE1 Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road, SW8
  - NE10 Middle Wharf, Nine Elms, SW8
  - NE11 Cringle Dock, Nine Elms, SW8
  - NE12 New Covent Garden Market – Entrance Site, SW8
  - NE13 Battersea Park Road (between Stewarts Road and Thessally Road), SW8
  - NE2 41-49, Nine Elms Lane, and 49-59 Battersea Park Road, SW8
  - NE3 Securicor site, 80 Kirtling Street, SW8
  - NE4 Metropolitan Police Warehouse Garage, Ponton Road, SW8
  - NE5 Brooks Court, Kirtling Street, SW8
  - NE6 Havelock Terrace, SW8
  - NE7 Ingate Place, SW8
  - NE8 Silverthorne Road, SW8
  - NE9 Kirtling Wharf, Nine Elms, SW8
  - OUT2 259-311 Battersea Park Road, SW 11 (Doddington Estate part)
  - OUT5 Bridge lane Medical Group Practice, 20 Bridge Ln, Battersea, London SW11 3AD
  - RIV1 Former Prices Candles Factory, 110 York Road, Battersea, SW11
  - RIV10 200 York Road, Travelodge Hotel, SW11
  - RIV11 Battersea Church Road / Crewkerne Court Garage, Somerset Estate, SW11
  - RIV12 Randall Close Day Centre and adjacent Surrey Lane Estate Car Park, SW11



- RIV2 Dovercourt site, York Road, SW11
- RIV3 41-47 Chatfield Road, SW11
- RIV4 Gartons Industrial Estate, Gartons Way, SW11
- RIV5 York Road Business Centre, Yelverton Road, SW11
- RIV6 36 Lombard Road, SW11
- RIV7 Travis Perkins, 37 Lombard Road, SW11
- RIV8 19 Lombard Road, 80 Gwynne Road, SW11
- RIV9 The Chopper PH, 58-70 York Road, SW11
- TO2 St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street, SW17
- WT2 Ram Brewery/Capital Studios/Former Dexion/Duvall site, Ram Street/Armoury Way SW18
- WT3 Causeway Island including land to the east, SW18
- WT4 Hunts Trucks, adjoining sites including Gasholder, Armoury Way, SW18
- WT5 Keltbray site, Wentworth House and adjacent land at Dormay Street, SW18
- WT6 Frogmore Depot, Dormay Street, SW18
- WT7 Panorama Antennas, 61 Frogmore, SW18
- WT8 Ferrier Street Industrial Estate, Ferrier Street, SW18
- WT9 Feather's Wharf, The Causeway, SW18
- WT10 Land at the Causeway, SW18
- WT12 Homebase, Swandon Way, SW18
- WT13 B & Q, Smugglers Way, SW18
- WT14 McDonalds, Swandon Way, SW18
- WT15 Mercedes Benz and Bemco, Bridgend Road, SW18
- WT16 Wandsworth Bridge Roundabout, SW18
- WT17 Wandsworth Bus Garage, Jews Row, SW18
- WT18 65-71 Wandsworth High Street incl. Spread Eagle PH; Wandsworth High Street and 5 Garratt Lane, SW18
- WT19 Wandsworth Town Hall, Wandsworth High Street, SW18
- WT20 Southside Shopping Centre, Wandsworth High Street, SW18 4TG
- WT21 70-90 Putney Bridge Road and 1-2 Adelaide Road, SW18
- WV1<sup>5</sup> Riverside Business Centre and former Bingo Hall, Bendon Valley, SW18

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<sup>5</sup> NB. This site is located within Flood Zone 2, in which More Vulnerable residential development is permitted and the Exception Test is not required. However, modelling shows that in the future the site is at risk of flooding from the River Wandle during the 1% flood event including 35% allowance for climate change. It is therefore prudent to consider how the Exception Test can be satisfied and it has therefore been included within the Level 2 SFRA.

## 2.2 Site Proformas

2.2.1 A proforma has been prepared for each of the sites to assess the risk of flooding from all sources and provide recommendations for how development could be delivered on the site that would satisfy the requirements of the Exception Test. Table 2-1 provides an overview of the datasets that have been used to populate the proformas. The majority of the datasets used in the Level 2 SFRA are described in full in the Level 1 SFRA<sup>6</sup>.

**Table 2-1 Datasets and information used for Level 2 Site Proformas**

Proforma Field	Dataset / information used
<b>Site Description</b>	
Site ID	As provided by London Borough of Wandsworth.
Area (ha)	The area of the site (hectares).
Proposed use	As provided by London Borough of Wandsworth. Where this was not specified, mixed-use including residential has been assumed.
Vulnerability classification	Defined in accordance with PPG Flood Risk and Coastal Change Table 1.
<b>Flood Zone and Historic Flooding</b>	
Proportion within each Flood Zone and Areas Benefitting from Defences	Flood Map for Planning (Rivers and Sea) Flood Zone 2; Flood Map for Planning (Rivers and Sea) Flood Zone 3; Flood Map for Planning (Rivers and Sea) Areas Benefitting from Defences; All obtained January 2020. Flood Zone 3b Functional Floodplain outline, as defined in the Level 1 SFRA <sup>6</sup> .
Flood Warning Area	Environment Agency Flood Warning Areas. Obtained January 2020.
Emergency Rest Centre	As provided by London Borough of Wandsworth.
Flood Records within 500m of the site	As provided by London Borough of Wandsworth.
<b>Tidal Flooding</b>	
Maximum Flood Depth Map, London Thames Breach Assessment	London Thames Breach Assessment, May 2017, Atkins on behalf of the Environment Agency. This study simulated breaches in the flood defences to cover the entire extent between Teddington Weir and the Thames Barrier, totalling 5679 breach locations. In this location upstream of the Thames Barrier, water levels are a function of the maximum tide level allowed through the Barrier as defined by the barrier closure rule / matrix. The maximum depths experienced for the extreme water level for the year 2100 has been presented within the Level 2 SFRA site assessments.
Maximum Flood Hazard Map, London Thames Breach Assessment	London Thames Breach Assessment, May 2017, Atkins on behalf of the Environment Agency. This study simulated breaches in the flood defences to cover the entire extent between Teddington Weir and the Thames Barrier, totalling 5679 breach locations. In this location upstream of the Thames Barrier, water levels are a function of the maximum tide level allowed through the Barrier as defined by the barrier closure rule / matrix. The maximum hazard rating experienced for the extreme water level for the year 2100 has been presented within the Level 2 SFRA site assessments.
<b>River Flooding</b>	
Maximum Flood Depth Map for the River Wandle or Beverley Brook for the 1% AEP event including climate change	River Wandle Climate Change Modelling, August 2017, JBA Consulting on behalf of the Environment Agency. Defended flood event information for the 1% AEP event including 35% increase in flow for climate change. Beverley Brook Flood Risk Mapping Study, 2008/2009, Royal Haskoning on behalf of the Environment Agency. Defended flood event information for the 1% AEP (plus a 20% increase in flow allowance for climate change) event. <b>Position Statement July 2020: The Beverley Brook is currently being remodelled on behalf of the Environment Agency. Outputs are not yet available to include in the SFRA. Outputs are expected to include the following events as a minimum: 5%, 1% and 0.1% AEP, as well as the 1% AEP event including 25%, 35% and 70% increases in flow allowances for climate change.</b>
Maximum Flood Hazard Map for the River Wandle or Beverley Brook for the 1% AEP event including climate change	River Wandle Climate Change Modelling, August 2017, JBA Consulting on behalf of the Environment Agency. Defended flood event information for the 1% AEP event including 35% increase in flow for climate change.

<sup>6</sup> AECOM, May 2020, DRAFT Level 1 Strategic Flood Risk Assessment for London Boroughs of Merton and Wandsworth.

Beverley Brook Flood Risk Mapping Study, 2008/2009, Royal Haskoning on behalf of the Environment Agency. Defended flood event information for the 1% AEP (plus a 20% increase in flow allowance for climate change) event.

**Position Statement July 2020: The Beverley Brook is currently being remodelled on behalf of the Environment Agency. Outputs are not yet available to include in the SFRA. Outputs are expected to include the following events as a minimum: 5%, 1% and 0.1% AEP, as well as the 1% AEP event including 25%, 35% and 70% increases in flow allowances for climate change.**

Flood hazard mapping categorises the danger to people for different combinations of flood water depth and velocity. The same method is used as that described above for tidal flood risk.

<b>Surface Water Flooding</b>	
Risk of Flooding from Surface Water Map	Environment Agency dataset. Obtained January 2020.
Critical Drainage Area	As defined in the Surface Water Management Plan and Level 1 SFRA for London Borough of Wandsworth <sup>7</sup> . Defined as ‘a discrete geographic area (usually within an urban setting) where there may be multiple and interlinked sources of flood risk and where severe weather is known to cause flooding of the area thereby affecting people, property or local infrastructure’. The CDAs for the London Borough of Wandsworth are not restricted to Flood Zone 1.
Drainage Catchment	As defined in the Level 1 SFRA for London Borough of Wandsworth <sup>6</sup> . Drainage catchments outline the area of the land that influences the surface water drainage at a certain point. The scale of a drainage catchment varies depending on the point of interest. The extent of a natural drainage catchment follows peaks in the local topography that surface water will drain from. The DCs determined in this study are based on the natural catchments and watersheds that cover the four boroughs, which are provided within the Flood Estimation Handbook CD-ROM and have then been amended using local knowledge to account for significant infrastructure within the study area that could impact on drainage such as railway lines.
<b>Groundwater Flooding</b>	
Geology	Bedrock and superficial geology underlying the site, based on BGS mapping.
Susceptibility to Groundwater Flooding	The BGS dataset ‘Susceptibility to Groundwater Flooding’ is divided into three classes; (1) High – areas with the potential for groundwater flooding to occur at the surface; (2) Medium – areas which may experience groundwater flooding of property situated below the ground surface i.e. basements; (3) Low – areas with limited potential for groundwater flooding to occur. Further information is provided in Section 4.4 of the Level 1 SFRA.
Within an area of increased potential for elevated groundwater	As identified in the SWMP <sup>7</sup> , the increased Potential for Elevated Groundwater map shows those areas where there is an increased potential for groundwater to rise sufficiently to interact with the ground surface or be within 2 m of the ground surface. Such groundwater rise could lead to the following consequences: <ul style="list-style-type: none"> <li>- flooding of basements of buildings below ground level;</li> <li>- flooding of buried services or other assets below ground level;</li> <li>- inundation of farmland, roads, commercial, residential and amenity areas;</li> <li>- flooding of ground floors of buildings above ground level; and</li> <li>- overflowing of sewers and drains.</li> </ul> Areas not shown to have increased potential for elevated groundwater should be considered to have a low potential for elevated groundwater – Lack of information does not imply ‘no potential’ of elevated groundwater in that area. Includes groundwater flood mapping provided by JBA Consulting, Copyright © Jeremy Benn Associates Limited 2008 - 2011, partially derived from data supplied by the Environment Agency.
<b>Other sources</b>	
Risk of flooding from reservoirs	As identified on the Environment Agency Long Term Flood Risk Map <sup>8</sup> .
<b>Summary</b>	
A written overview of the risk of flooding to the site from all sources based on the information within the proforma.	
<b>Site Specific Recommendations</b>	
Recommendations for how development could be delivered on the site to meet the requirements of part 2 of the Exception Test i.e. that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.	

<sup>7</sup> Capita AECOM, 2011, London Borough of Wandsworth Surface Water Management Plan.

<sup>8</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Recommendations are made in line with the development management measures presented within the Level 1 SFRA<sup>6</sup> (Appendix D) and typically address the following:

- Applying sequential approach within development site;
- Setting back development from the edge of watercourses;
- Finished floor levels;
- Floodplain compensation storage;
- Access and egress arrangements;
- Flood Warning and Evacuation procedures;
- Surface water management;
- Further investigation of groundwater levels.

## 2.3 Future Updates to the SFRA

2.3.1 SFRAs are intended to be living documents, that are kept up to date as information on flood risk management changes. The Environment Agency [SFRA guidance](#) available online<sup>9</sup> states that in order to remain up to date, it is necessary to update a SFRA to incorporate any changes to:

- the predicted impacts of climate change on flood risk;
- detailed flood modelling - such as from the Environment Agency or lead local flood authority;
- the local plan, spatial development strategy or relevant local development documents;
- local flood management schemes;
- flood risk management plans;
- shoreline management plans;
- local flood risk management strategies;
- national planning policy or guidance.

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<sup>9</sup> <https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment>

# Appendix A Site Proformas

CJ3	Land on the corner of Grant Road and Falcon Road, SW11
CJ5	Winstanley / York Road Regeneration Area, SW11
NE1	Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road, SW8
NE10	Middle Wharf, Nine Elms, SW8
NE11	Cringle Dock, Nine Elms, SW8
NE12	New Covent Garden Market – Entrance Site, SW8
NE13	Battersea Park Road (between Stewarts Road and Thessally Road), SW8
NE2	41-49, Nine Elms Lane, and 49-59 Battersea Park Road, SW8
NE3	Securicor site, 80 Kirtling Street, SW8
NE4	Metropolitan Police Warehouse Garage, Ponton Road, SW8
NE5	Brooks Court, Kirtling Street, SW8
NE6	Havelock Terrace, SW8
NE7	Ingate Place, SW8
NE8	Silverthorne Road, SW8
NE9	Kirtling Wharf, Nine Elms, SW8
OUT2	259-311 Battersea Park Road, SW 11 (Doddington Estate part)
OUT5	Bridge lane Medical Group Practice, 20 Bridge Ln, Battersea, London SW11 3AD
RIV1	Former Prices Candles Factory, 110 York Road, Battersea, SW11
RIV10	200 York Road, Travelodge Hotel, SW11
RIV11	Battersea Church Road / Crewkerne Court Garage, Somerset Estate, SW11
RIV12	Randall Close Day Centre and adjacent Surrey Lane Estate Car Park, SW11
RIV2	Dovercourt site, York Road, SW11
RIV3	41-47 Chatfield Road, SW11
RIV4	Gartons Industrial Estate, Gartons Way, SW11
RIV5	York Road Business Centre, Yelverton Road, SW11
RIV6	36 Lombard Road, SW11
RIV7	Travis Perkins, 37 Lombard Road, SW11
RIV8	19 Lombard Road, 80 Gwynne Road, SW11
RIV9	The Chopper PH, 58-70 York Road, SW11
TO2	St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street, SW17
WT2	Ram Brewery/Capital Studios/Former Dexion/Duvall site, Ram Street/Armoury Way SW18
WT3	Causeway Island including land to the east, SW18
WT4	Hunts Trucks, adjoining sites including Gasholder, Armoury Way, SW18
WT5	Keltbray site, Wentworth House and adjacent land at Dormay Street, SW18
WT6	Frogmore Depot, Dormay Street, SW18
WT7	Panorama Antennas, 61 Frogmore, SW18
WT8	Ferrier Street Industrial Estate, Ferrier Street, SW18
WT9	Feather's Wharf, The Causeway, SW18
WT10	Land at the Causeway, SW18
WT12	Homebase, Swandon Way, SW18
WT13	B & Q, Smugglers Way, SW18
WT14	McDonalds, Swandon Way, SW18
WT15	Mercedes Benz and Bemco, Bridgend Road, SW18
WT16	Wandsworth Bridge Roundabout, SW18
WT17	Wandsworth Bus Garage, Jews Row, SW18
WT18	65-71 Wandsworth High Street incl. Spread Eagle PH, Wandsworth High Street and 5 Garratt Lane, SW18
WT19	Wandsworth Town Hall, Wandsworth High Street, SW18
WT20	Southside Shopping Centre, Wandsworth High Street, SW18 4TG
WT21	70-90 Putney Bridge Road and 1- 2 Adelaide Road, SW18
WV1	Riverside Business Centre and former Bingo Hall, Bendon Valley, SW18

