



Lewisham Local Plan

Sequential and Exception Tests Paper

Prepared to support the Proposed Submission document - Regulation 19 consultation

January 2023

Table of Contents

1. Introduction	3
<i>Purpose</i>	3
<i>Minimising flood risk</i>	3
<i>About Lewisham's Local Plan</i>	3
2. The Sequential Test	5
<i>What is the Sequential Test?</i>	5
<i>Flood risk vulnerability</i>	6
<i>When is an Exception Test required?</i>	8
<i>Possible outcomes of the Sequential Test</i>	8
3. Site selection criteria	10
4. Assessment of Site Allocations	13
5. Summary	13
5.1. <i>Central Area</i>	14
5.2. <i>North Area</i>	40
5.3. <i>East Area</i>	64
5.4. <i>South Area</i>	72
5.5. <i>West Area</i>	84
6. Conclusion	91
<i>Next Steps</i>	91

1. Introduction

Purpose

- 1.1. This is a procedural document to help inform the preparation of Lewisham's new Local Plan 2020-2040. The purpose of this document is to demonstrate that the strategic sites allocated for development in Lewisham's new Local Plan are suitable for development based on the Sequential and Exception Tests. An Integrated Impact assessment has also been prepared (including an Equalities and Impacts Assessment and Sustainability Assessment) to support our assessment to determine the suitability of developing our strategic sites within the Plan period.
- 1.2. The site assessments are based on the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) prepared by AECOM on behalf of the London Borough of Lewisham, in accordance with the procedures relating to flood risk set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

Minimising flood risk

- 1.3. Within Lewisham there are localised areas prone to flooding from a range of sources including rivers, groundwater, sewers and surface water. Large areas of the Borough are at risk of flooding from one (or more) of these sources. It is crucial then that site allocations consider minimising the risk of flooding early in the planning process.
- 1.4. Significant regeneration and growth proposed across the Borough mean development is likely to occur in medium-to-high risk flood zones: 2 or 3a. Therefore, we must consider whether potential development sites in the flood zones need to pass the sequential and exception test.

About Lewisham's Local Plan

- 1.5. The Local Plan forms part of Lewisham council's statutory development plan alongside the London Plan and adopted neighbourhood plans. It is used in the determination of planning applications. It also helps to inform investment decisions made by the council, its key delivery partners and other stakeholders.
- 1.6. The current Local Plan comprises a suite of documents including the Core Strategy (2011), Site Allocations (2013), Development Management (2014) and Lewisham Town Centre Local Plan (2014). The council is now reviewing these documents in the preparation of a new Local Plan. The new plan, once

adopted, will update and replace the existing aforementioned documents, bringing them together into a single document.

- 1.7. Lewisham's draft Local Plan sets out a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development in the Borough. It covers the twenty-year period from 2020 to 2040. The plan will help to support implementation of the draft London Plan and its aspirations for achieving 'Good Growth' locally, recognising that Lewisham is an integral part of London.

2. The Sequential Test

What is the Sequential Test?

- 2.1 The purpose of the Sequential Test is to ensure that new development is steered towards areas of the Borough with the lowest probability of flooding. The objective of the test is not to prevent the development of land that has a higher risk of flooding but to ensure that development safely responds to the identified risk and can be sustainably delivered. In preparing the Local Plan, the sequential test has been applied to all site allocations identified in the Plan to provide appropriate guidance for accommodating sustainable development.
- 2.2 The 'sequential approach' requires that, having taken into account the flood risk vulnerability of land uses, that development can only be located on land identified as Flood Zone 3 if there are no reasonably available sites for development in Flood Zone 1, and then Flood Zone 2. In line with the NPPF¹, the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 2.3 If it is not possible for development to be located in zones with a lower risk of flooding (after flood risk mitigation measures have been considered), the 'exception test' will need to be undertaken and informed by a strategic or site-specific flood risk assessment. The NPPF sets out the requirements for an exception test, as follows²:

“For the exception test to be passed I should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”*

¹ Paragraph 158 of the NPPF

² Paragraph 160 of the NPPF

Flood risk vulnerability

2.4 The NPPG classifies flood risk vulnerability of land uses into five categories, as follows³:

“Essential Infrastructure

- *Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk;*
- *Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; and*
- *Wind turbines.*

Highly vulnerable

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

More vulnerable

- *Hospitals;*
- *Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels;*
- *Buildings used for dwelling houses, student halls of residence, drinking establishment, nightclubs and hotels;*
- *Non-residential uses for health services, nurseries and educational establishments;*
- *Landfill and sites used for waste management facilities for hazardous waste;*
- *Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.*

Less vulnerable

³ Table 2 of ‘Flood risk and coastal change’ NPPG (March 2014)

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

Water-compatible development

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

2.5 The majority of land uses proposed in the site allocations identified in the Lewisham Local Plan are classified as 'more vulnerable' and 'less vulnerable' as per the NPPG. However, the provision for one site allocation is classified as 'highly vulnerable'.

When is an Exception Test required?

- 2.6 The NPPG provides a matrix⁴ to guide flood vulnerability assessments of future land uses, and when an Exception Test is required:

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	*	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	*	*	*

Key: ✓ Development is appropriate.
 * Development should not be permitted.

Notes to table 3:

This table does not show:

- the application of the Sequential Test which guides development to Flood Zone 1 first, then Zone 2, and then Zone 3;
- flood risk assessment requirements; or
- the policy aims for each flood zone.

Possible outcomes of the Sequential Test

- 2.7 The Local Plan has identified sites for allocation which the Council has screened as suitable for development, and assist in meeting housing and employment need, and secure land for infrastructure to support the growth in population expected over the life of the Plan. In applying the Sequential Test to these sites, there are three possible outcomes:

- **Development is appropriate:** site has passed the Sequential Test. **42 site allocations in the Local Plan were deemed appropriate for development.**
- **Exception Test is required:** proposed land uses are not compatible with the flood risk vulnerability matrix as per Table 3 of the NPPG,

⁴ Table 3 of 'Flood risk and coastal change' NPPG (March 2014)

and development is only acceptable if the Exception Test can also be satisfied and demonstrated through a Flood Risk Assessment.

32 site allocations in the Local Plan required the Exception Test.

- *Development is not deemed acceptable:* Proposed land uses on the site has failed the Sequential Test and not considered acceptable for development.

1 site allocations were found to be unsuitable for development.

2.8 Individual site assessments can be found in Section 4.

3. Site selection criteria

3.1 The 'site portfolio' comprises all of the site allocations (strategic development sites) proposed to be included in the new Local Plan. To establish the site portfolio, we identified an initial long-list of potential development sites. These potential sites were then screened against a number of criteria in order to determine whether they warranted inclusion in the new plan. In total, 392 sites were considered against the screening criteria and following this exercise 75 are now proposed to be included in the Local Plan as site allocations. The screening exercise is set out in table 1 below.

3.2 Table 1 below sets out the screening criteria for potential development sites.

Table 1: Screening criteria for potential development sites

Criteria	Considerations	Details
Existing site allocation or consented scheme	Is the site expected to be delivered before the start of the plan period?	Existing site allocations, or consented schemes, where development has been fully delivered, or those which have planning consent and are expected to be delivered by the start of the new Local Plan period (i.e. 2020), were excluded.
Site size	Is the site at least 0.25 hectares in size?	Sites less than 0.25 hectares in size are not considered strategic in scale and were therefore excluded. However, limited exceptions were made for small sites where there were good planning reasons for allocating them (e.g. their development can make a more positive contribution to the locality and support delivery of the spatial strategy for the Borough).
Open space	Is the site on a protected open space?	Sites on protected open space are not considered appropriate for development and were therefore excluded. However, limited exceptions were made where the site was demonstrably necessary to facilitate the delivery of strategic infrastructure (e.g. release of small portion of MOL at Catford to enable the re-alignment of South Circular)
Biodiversity	Is the site on a protected nature conservation site?	Sites on protected nature conservation sites are not considered appropriate for

Criteria	Considerations	Details
		development and were therefore excluded.
Social housing estates	Is the site a social housing estate?	Social housing estates were excluded. This is owing to the requirement for residents' ballots on regeneration and renewal schemes, and the resultant uncertainty regarding deliverability of the site allocation. Exceptions were made for sites where there is an extant planning consent for estate regeneration, or future site regeneration has been supported in-principle through a formal ballot.
Other housing	Does the site include HMOs or G&T provision	Sites with Houses in Multiple Occupation were excluded in line with the London SHLAA methodology. Sites with gypsy and traveller provision were excluded.
Employment land	Is the site on safeguarded employment land?	Designated employment sites were excluded. However, limited exceptions were made for sites identified in the Employment Land Study Update (2019) as suitable for alternative uses (on the provision of no net loss of industrial capacity).
Community infrastructure	Does the site include strategic community infrastructure?	Sites containing strategic community infrastructure (such as education and health care facilities) were excluded. However, limited exceptions were made for sites which landowners considered suitable for inclusion as part of the management of the public sector estate, and which there were clear mechanisms or proposals for future delivery. ⁵
Cultural institutions	Does the site include strategic cultural institutions or buildings?	Site containing strategic cultural institutions were excluded (e.g. Horniman Museum and Gardens).
Heritage assets	Does the site include heritage assets?	Sites containing heritage assets were excluded where these would pose a significant constraint to redevelopment.

⁵ Where site allocations include community infrastructure, future development proposals will be required to safeguard and/or enhance this infrastructure, in line with the draft Local Plan policies.

Criteria	Considerations	Details
Strategic infrastructure (transport, waste management, utilities, flood defences)	Does the site include strategic infrastructure?	Sites were included, or land use designations proposed, where land is required to be safeguarded to facilitate the delivery of strategic infrastructure. This is particularly for transport infrastructure associated with the Bakerloo line extension and station interchanges.
Public safety	Does the site include infrastructure or buildings required for public safety?	Sites including public safety infrastructure and services (such as fire stations) were excluded.
Spatial strategy	Will development of the site support delivery of the proposed spatial strategy for the Borough?	Sites were included where they were considered integral to the delivery of the spatial strategy for the Borough.
Deliverable and developable	Is the site deliverable and/or developable?	Sites were excluded where they were not considered to be deliverable and developable, having regard to the definitions in the NPPF. ⁶ Considerations were informed by landowner/agent interest in the site, taking into account pre-application discussions, feedback from the 'call for sites' and council's early landowner engagement exercise.

⁶ Deliverable and developable as defined by the NPPF (2019), Glossary.

4. Assessment of Site Allocations

5. Summary

- 4.1. The Sequential Test has been applied to all 75 proposed site allocations within the Borough. The conclusions drawn in this report will determine whether the sites are in suitable locations in terms of flood risk and development use.
- 4.2. Out of 75 site allocations assessed 42 (5%) passed the sequential test:
 - **35 sites**, wholly located in flood zone 1, are deemed appropriate for 'more vulnerable uses' and 'less vulnerable' uses, including residential and employment uses.
 - **6 sites**, either partially or wholly located in flood zone 2 alone, are deemed appropriate for 'more vulnerable' uses and 'less vulnerable' uses, including residential and employment uses.
 - **1 site**, mostly located in flood zone 3, is deemed appropriate for 'less vulnerable' uses development including employment uses.
- 4.3. The remaining 32 sites allocations are either partially or wholly located within flood zone 3a. However, development in higher-risk flood zones can be considered suitable due to their being lack of available alternative sites alongside the supporting information as part of the Exception Test having been presented. A site-specific Flood Risk Assessment and Drainage Strategy assessing all forms of flood risk would also need to be carried out at the application stage, taking into account recommendations from the Level 2 SFRA.
- 4.4. For 13 site allocations proposing more vulnerable uses, only parts of the site are affected by flood zone 3a. At these sites, 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.
- 4.5. It is worth highlighting the SFRA Level 2 concluded that mixed-use development should not be permitted on **Silver Road and Axion House**. However, the site has not removed from Lewisham's Local Plan: Regulation 19 Version 'Proposed Submission' Document. This is because the site already been granted planning granted for a mixed-use development and the Environment Agency raised no objections to the scheme subject to a number of conditions and planning obligations.

5.1. Central Area

	Lewisham Gateway
Site description:	Lewisham Gateway is a prominent site within Lewisham major town centre. Its comprehensive redevelopment is necessary to facilitate the delivery of strategic transport infrastructure, including the Lewisham interchange and the Bakerloo Line extension.
Proposal:	Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses. New and improved transport infrastructure including road realignment, enhanced transport interchanges and walking and cycle routes. Public realm and environmental enhancements, including new public open space and river restoration. The site has an indicative development capacity of 1,011 net residential units together with 1,525m ² of gross employment use floorspace and 9,548m ² of gross main town centre use floorspace.
Flood Zone:	The SFRA identifies the site within Zone 1 to 3a, with a significant part of the site also within Zone 3b. The northern section of the site is within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these flood zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk	Redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre, and help it to achieve metropolitan centre status. Development will also enable public realm and environmental improvements, with key opportunities to reinstate the Rivers Quaggy and Ravensbourne and to create a more coherent network of pedestrian and cycle routes connecting to the surrounding area.

Lewisham Gateway	
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exception test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out.</i></p>

Lewisham Shopping Centre	
Description:	This site forms the heart of Lewisham major centre and includes the Lewisham Market. It is dominated by the shopping centre, built in the 1970s, and the Lewisham House office block. Renewal and modernisation of the shopping centre, will enhance the quality of town centre and help it to achieve metropolitan centre status.
Proposal for site:	<p>Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses. Redevelopment of existing buildings and reconfiguration of spaces to facilitate a street-based layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements.</p> <p>The site has an indicative development capacity of 1,579 net residential units together with 20,079m² of gross employment use floorspace and 60,291m² of gross main town centre use floorspace.</p>
Flood Zone:	SFRA identifies the site being predominantly within Flood Zone 2 but with the northern section of the site

	Lewisham Shopping Centre
	falling within Zone 3a and 3b, and the southern section of the site falling within Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these flood zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment of the site can deliver a significant amount of new housing together with modern retail and employment space, leisure, cultural and community facilities to support the long-term vitality and viability of the town centre. Development can also enable transformative public realm enhancements to improve connections throughout the wider town centre area, and secure the long-term future of the market.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk
<i>Conclusion of exception test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception</i>

	Lewisham Shopping Centre
	<i>Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>
	Land at Engate Street
Site description:	This site occupies an important transitional position leading into the heart of Lewisham major centre from the south, with frontages along the western side of the High Street.
Proposal for site:	Mixed-use redevelopment comprising compatible main town centre, commercial and residential uses. Public realm and environmental enhancements, including to the River Ravensbourne and public access to Waterlink Way. The site has an indicative development capacity of 112 net residential units together with 6,642m ² of gross employment use floorspace and 2,013m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site being predominantly within Flood Zone 2 but with a small area falling within Flood Zone 1 at the eastern section. However, at the western boundary, a tiny portion of the site is located within Flood Zone 3b.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exceptions test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable public realm and access improvements, particularly around the River Ravens Bourne, enhancing the site's qualities as a gateway to the centre.

	Land at Engate Street
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

	Conington Road
Site description:	<p>This site occupies an important transitional position from the surrounding residential area leading into the heart of Lewisham major centre from the north, adjacent to the Lewisham interchange. The River Ravensbourne runs along and through the site. The site is currently dominated by a fragmented series of car parks.</p>
Proposal for site:	<p>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental enhancements including new public open space, improved walking and cycle routes, and river restoration.</p> <p>The site has an indicative development capacity of 365 net residential units together 554 m² of gross main town centre use floorspace.</p>
Flood Zone:	<p>SFRA identifies the site being mostly within Zone 1. However, a small area of the southern corner falls within Zone 3b.</p>

Conington Road	
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exceptions test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable river restoration works along with other public realm and environmental improvements, better connecting the site to its immediate surrounds and the interchange.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Land at Conington Road and Lewisham Road (Tesco)	
Site description:	This site occupies an important transitional position from the surrounding residential area leading into the heart of Lewisham major centre from the north. The River Ravensbourne runs along its western edge. The site is currently occupied by a large format retail building and car park.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental enhancements including new public open space, improved pedestrian and cycle routes, and river restoration. The site has an indicative development capacity of 407 net residential units together with 1,901m ² of gross employment use floorspace and 7,604m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site being predominantly within Flood Zone 1 but with a small area near the southern boundary falling within Flood Zone 3a and 3b.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exceptions test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable river restoration works along with other public realm and environmental improvements, better connecting the site to its immediate surrounds and the interchange.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without	A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Development should be set back from the river;

	Land at Conington Road and Lewisham Road (Tesco)
increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Thurston Road Bus Station
Site description:	The site is located within Lewisham major centre on Thurston Road, running along the southern edge of the railway line. It is currently used as a TFL bus station.
Proposal for site:	Safeguarding for strategic transport infrastructure. Transport for London proposals for the extension of the Bakerloo Line provide for the possibility of infrastructure requirements at this site, including a new 'station box'. In March 2021 the Secretary of State issued a Safeguarding Direction for the BLE and this site has been identified as an area of surface interest, i.e. to be used as a temporary works site during the construction phase of the BLE.
Flood Zone:	The site falls predominantly with flood zone 3a.
NPPG vulnerability of proposed land use:	Essential Infrastructure
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for a 'station box' in these flood zones. Essential Infrastructure in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exceptions test required (see below)

	Thurston Road Bus Station
c) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Bakerloo line extension - which this site will support the construction phase of – will provide transformational benefits for the borough by helping to facilitate the delivery of many more homes and jobs in the New Cross/Lewisham/Catford Opportunity Area. The potential extension of the Bakerloo line also supports transformational investment and growth in the Bell Green and Lower Sydenham and ensure the capacity of sites is optimised.
d) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site-specific Flood Risk Assessment and Drainage Strategy is required to address this part of the Exceptions Test, to demonstrate that the construction box is designed and constructed to remain operational and safe in times of flood. The same applies when the site is returned to its original use as a bus station, once the temporary works have ended.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Lewisham Retail Park, Loampit Vale
Site description:	The site is located within Lewisham major centre on Loampit Vale, a main approach to the heart of the town centre from the west. The site is currently occupied by a warehouse with large format retail units and a car park, along with a small terrace of properties.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements, including a boulevard along Loampit Vale, with improved walking and cycle routes connecting to

	Lewisham Retail Park, Loampit Vale
	Lewisham interchange. The site has an indicative development capacity of 529 net residential units together with 4,343m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being entirely within Flood Zone 3.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable public realm and access improvements, better connecting the site to its immediate surrounds as well as enhancing access to Lewisham interchange.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.

	Lewisham Retail Park, Loampit Vale
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Silver Road and Axion House
Site description:	The site comprises non-designated employment land located within a predominantly residential area in Lewisham major centre, next to the River Ravensbourne. There are several older commercial units on the site, including a large two-storey warehouse building
Proposal for site:	Employment-led mixed-use redevelopment comprising compatible commercial and residential uses. Public realm enhancements including public access and landscaping along the River Ravensbourne. The site has an indicative development capacity of 141 net residential units together with 453m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being entirely within Flood Zone 3b.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable uses
Reasonable alternative site/s available in zones 1, 2 and 3?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Development should not be permitted in the current state

	Silver Road and Axion House
Outcome:	<i>Through undertaking the sequential test, it can be concluded that residential or commercial development should not be permitted at this site. However, the site has planning permission granted (DC/18/109972) for a mixed use development comprising 141 residential units alongside flexible commercial uses. The applicant of this development worked with the Environment Agency Environment Agency throughout the pre-application stages and during the planning application process. The Environment Agency raised no objections to the scheme subject to a number of conditions and planning obligations.</i>

	PLACE/Ladywell (Former Ladywell Leisure Centre)
Site description:	The site is located within Lewisham major centre and comprises the former Ladywell Leisure Centre and the land adjoining it. Part of the site fronting the High Street has been occupied by a meanwhile use, known as PLACE/Ladywell, consisting of a modular building integrating housing and workspace. This building is to be demounted and re-located elsewhere in the Borough.
Proposal for site:	Comprehensive mixed-use redevelopment comprising compatible main town centre, commercial, community and residential uses. The site has an indicative development capacity of 175 net residential units together with 462m ² of gross employment use floorspace and 1,849m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	N/A – site is within Flood Zone 1.
Conclusion of sequential test:	Site passes the sequential test.

	Ladywell Play Tower
Site description:	This is a site of historic significance which comprises a Grade II listed building, Ladywell Baths, and the

	Ladywell Play Tower
	land immediately surrounding it. The site is also surrounded by the Grade II listed Coroners Court and Mortuary and sits within the setting of the Grade II* listed St Mary's church and churchyard.
Proposal for site:	Mixed-use development comprising main town centre, community and residential uses. Restoration and enhancement of the Grade II listed Ladywell Baths. The site has an indicative development capacity of net 33 residential units together with 1,459m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being predominantly within Zone 2. However, a small portion of the site along the northern and western boundaries are within Zone 3.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable uses
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Development will help to facilitate the restoration and enhancement of the Ladywell Baths, which is currently on the Heritage at Risk Register, bringing the building back into active use, with a new community focus for the neighbourhood.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Development should be set back from the river; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as

	Ladywell Play Tower
	parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Driving Test Centre, Nightingale Grove	
Site description:	This backland site is located in close proximity to Hither Green local centre and Hither Green station. It is currently occupied by a single storey building with ancillary car parking.
Proposal for site:	Mixed-use redevelopment comprising compatible residential and commercial uses. The site has an indicative development capacity of 40 net residential units together with 1,386m ² of gross employment use floorspace.
Flood Zone:	<u>Flood Zone 1</u> SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

Land at Nightingale Grove and Maythorne Cottages	
Site description:	The site is located within Hither Green local centre, and situated at one of the main approaches to Hither Green station. A mix of housing, older and disused commercial floor space, and a nursery are fragmented across the site.
Proposal for site:	Mixed-use redevelopment comprising compatible residential, commercial and community uses. Public realm enhancements to improve access, legibility and safety around the Hither Green station approach. The site has an indicative development capacity of 22 net residential units together with 179m ² of gross employment use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone

	Land at Nightingale Grove and Maythorne Cottages
Conclusion of sequential test:	Site passes the sequential test

	Church Grove Self-Build
Site description:	This site is located to the west of Ladywell local centre, with the River Ravensbourne running along its northern edge. The site was previously occupied by the Watergate School but is now vacant, and has been made available by the council for self-build housing.
Proposal for site:	Redevelopment for residential use (self-build) with complementary community uses. Public realm enhancements, including public access to the River Ravensbourne. The site has an indicative development capacity of 36 net residential units.
Flood Zone:	SFRA identifies the site as being predominantly within Zone 3. However, a tiny portion of the site along the western boundary falls within Flood Zone 3b.
NPPG vulnerability of proposed land use:	More vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3a?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment will assist in meeting the local need of self-build housing. Development will also enable public realm enhancements to improve access to the river, along with its amenity value.
b) Flood Risk Assessment must demonstrate that the development will be safe for its	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:

Church Grove Self-Build	
lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and • More Vulnerable" developments are not permitted in Flood Zone 3b.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

100-114 Loampit Vale	
Site description:	The site is located at the edge of Lewisham major town centre, and occupies a transitional position at Loampit Vale leading to the station interchange. The site is currently used for MOT services.
Proposal for site:	Mixed-use redevelopment incorporating main town centre, commercial and residential uses. The site has an indicative development capacity of 30 net residential units together with 298m ² of gross employment use floorspace and 596m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Ravensbourne Retail Park
Site description:	The site is located on Bromley Road, which forms part of the A21 corridor. It is currently occupied by an out-of-centre retail park consisting of large format retail buildings and car parking.
Proposal for site:	Comprehensive mixed-use redevelopment of existing out-of-centre retail park comprising compatible residential, main town centre and commercial uses. Public realm and environmental enhancements including new public open space and river restoration. The site has an indicative development capacity of 367 net residential units together with 7,749m ² of gross employment use floorspace and 1,937m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site being entirely within Zone 2 but with Zone 3 running along the western boundary.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land. Rationalising of the retail offer will support the long-term vitality and viability of Catford major town centre, which is located nearby. Re-development will also enable public realm enhancements, including river restoration works and improved access to the River Ravensbourne.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Development should be set back from the river; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower

Ravensbourne Retail Park	
reduce flood risk overall.	relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Catford Shopping Centre and Milford Towers	
Site description:	This site forms the heart of Catford major centre. It is key to the transformation of Catford and will act as a major catalyst for local area regeneration, as part of a comprehensive masterplan framework incorporating a number of key sites. It encompasses land to the rear of Rushey Green and Catford Broadway, and is bounded to the north and west by Holbeach Road and Thomas' Lane, which provides pedestrian and vehicular access. The site is currently dominated by Milford Towers, residential blocks above a multi-storey car park, and ground floor retail units of various sizes, including a large format supermarket. Catford Market is located along the Broadway.
Proposal for site:	<p>Comprehensive mixed-use redevelopment of existing town centre comprising compatible retail, leisure, commercial, community and residential uses. Redevelopment of existing buildings and reconfiguration of spaces to facilitate a street-based layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements.</p> <p>The site has an indicative development capacity of 1,084 net residential units together with 5,387m² of gross employment use floorspace and 21,546m² of gross main town centre use floorspace.</p>
Flood Zone:	SFRA identifies the site as being mostly within Zone 1 but with Zone 2 running along the eastern section.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Catford Island
Site description:	The 'island' is formed by the A21/A205 gyratory system, which separates the site from the heart of the town centre. It is currently occupied by large format retail park buildings and car parking, a timber yard, and shop units fronting Brownhill Road and Rushey Green (A21). Eros House is located at its northwest corner.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible main town centre, community and residential uses. Redevelopment and reconfiguration of the majority of buildings and spaces to facilitate the realignment of the A205 South Circular and associated public realm enhancements, including new public open space, improved walking and cycle routes, and vehicular access. The site has an indicative development capacity of 602 net residential units together with 6,206 m ² of gross employment use floorspace and 6,206m ² of gross main town centre use floorspace.
Flood Zone:	<u>Flood zone 1</u> SFRA identifies the site as being mostly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone.
Conclusion of sequential test:	Site passes the sequential test

	Laurence House and Civic Centre
Site description:	The site comprises the civic and cultural heart of Catford major town centre, with the Civic Suite and Lawrence House buildings along with the Grade II Listed Broadway Theatre.
Proposal for site	Comprehensive mixed-use development with compatible main town centre uses, including civic and cultural uses, and residential uses. Realignment of the A205 (South Circular) to facilitate town centre regeneration along with public realm and access improvements. The site has an indicative development capacity of 262 residential net units together with 12,935m ² of

	Laurence House and Civic Centre
	gross employment use floorspace and 6,017m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies the site as being mostly within Zone 1 but with Zone 2 covering small part of the eastern section.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	South Circular
Site description:	The A205 South Circular currently runs to the north of Laurence House. The busy and congested road currently severs the Civic Centre area and creates a barrier to movement for pedestrians. Complicated road junctions and a lack of safe pedestrian crossing points and cycle lanes further exacerbate the situation.
Proposal for site:	Re-routing of the A205 South Circular
Flood Zone:	The site falls predominantly with Zone 2 and Zone 3a with a small area falling within flood Zone 1.
NPPG vulnerability of proposed land use:	Essential Infrastructure
Reasonable alternative site/s available in zones 1 and 2?	No sites in these flood zones are providing alternative locations to accommodate the re-route of the South Circular. Essential Infrastructure in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability	The re-routing of the South Circular (A205) will enable the comprehensive regeneration of Catford major centre into London's greenest town centre, with high quality public realm enhancing links to the stations and supporting its role as the Borough's main civic

	South Circular
benefits to the community that outweighs flood risk.	and cultural hub.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site-specific Flood Risk Assessment and Drainage Strategy is required to address this part of the Exceptions Test, to demonstrate that road is designed and constructed to remain operational and safe in times of flood.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Wickes and Halfords, Catford Road
Site description:	This site is located at the western edge of Catford major town centre, between the Catford and Catford Bridge railway lines and to the south of the A205 South Circular. It is currently occupied by large format retail units with associated surface car parking and light industrial uses. The River Ravensbourne cuts diagonally through the site to the north in a covered channel. The town centre boundary will be extended to include the site.
Proposal for site:	Comprehensive residential led mixed-use redevelopment with compatible main town centre and commercial uses. Reconfiguration of buildings and spaces to facilitate public realm enhancements including new public open space, river restoration,

Wickes and Halfords, Catford Road	
	<p>improved walking and cycle routes and vehicular access.</p> <p>The site has an indicative development capacity of 512 net residential units together with 8,946m² of gross employment use floorspace and 2,982m² of gross main town centre use floorspace.</p>
Flood Zone:	<p><u>Flood zone 2 - 3</u></p> <p>SFRA identifies the site as being mostly within Flood Zone 2 and 3.</p>
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	<p>No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements</p>
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	<p>A more optimal use of land can be made through site intensification as well as enhancing the site's function as the southwest gateway to the town centre. Redevelopment will also enable public realm and environmental improvements to be delivered, with key opportunities to reinstate the River Ravensbourne.</p>
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Development should be set back from the river; • Aim to reduce surface water runoff from the site as close to the greenfield rate as possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.

	Wickes and Halfords, Catford Road
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Land at Rushey Green and Bradgate Road (Aldi)
Site description:	The site is located within Catford major town centre, at its northernmost point along Rushey Green. It is currently occupied a by single storey, retail park.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible main town centre and residential uses. The site indicative development capacity is 88 net residential units together with 4,100m ² of gross main town centre use floorspace.
Flood Zone:	<u>Flood Zone 1</u> SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	House on the Hill at Slaithwaite Road
Site description:	The site comprises several buildings and a courtyard which were occupied by a residential institution, including provision of specialist short stay care. The main building, covering the majority of the site, is currently vacant.
Proposal for site	Redevelopment for residential use. The site an indicative development of capacity of 52 net residential units.

House on the Hill at Slaithwaite Road	
Flood Zone	<u>Flood Zone 1</u> SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable uses
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

5.2. North Area

	Convoys Wharf Mixed-Use Employment Location
Site description:	Convoys Wharf is a large brownfield site, covering an area of more than 16 hectares, which is strategically located along the River Thames. In the 16th Century it was the site of the Royal Naval Dockyard. The site has been vacant for many years having last been used for industrial activities.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible residential, commercial, community, and main town centre uses. Safeguarding and appropriate use of the wharf and associated vessel moorings. Delivery of new and improved transport infrastructure including a new road layout and an integrated network of walking and cycle routes. Public realm and environmental enhancements, including new public open space and riverfront restoration. The site has an indicative development capacity of 3,500 net residential units together with 47,700m ² of gross employment floorspace and 50,400m ² gross of main town centre use floorspace.
Flood Zone:	<u>Flood Zone 3</u> SFRA identifies the site as being wholly within Flood Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment of the site is integral to supporting regeneration in the Deptford area, with the creation of a new high quality mixed-use quarter that responds to its historical context. With the site's prominent riverside location, and proximity to Deptford High Street, there is significant scope for transformational public realm and environmental enhancements. These will support the delivery of a new residential area and visitor destination that is well-integrated with its surrounding neighbourhoods and communities. There are further opportunities to

Convoys Wharf Mixed-Use Employment Location	
	re-activate the safeguarded wharf that comprises part of the site, including for river based passenger transport.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Introduction of a surface water drainage system as part of a proposed development; • Introduction of suitable SUDs strategy to control runoff as part of the proposed development; and • Ground conditions confirmed through site investigation, and dewatering of excavations and basement waterproofing implemented where required.
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Deptford Landings Mixed-Use Employment Location (formerly known as Oxestalls Road) and Scott House	
Site description:	The site comprises a former industrial area encompassing a complete urban block bordered by Evelyn Street, Oxestalls Road, Grove Street and Dragoon Road. The site is situated in proximity to the Pepys Estate, Deptford Park and the River Thames, and the former route of the Surrey Canal runs through it.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible residential, commercial and main town centre uses. Public realm and environmental enhancements, including new public open space, along with new and improved walking and cycle routes. The site has an indicative development capacity of 1,940 net residential units together with 11,784m ² of gross employment use floorspace.
Flood Zone:	<u>Flood Zone 3</u> SFRA identifies the site as being wholly within Flood Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification will provide a more optimal use of land and support local area regeneration, including provision of new housing and modern workspace. Development will also enable public realm and environmental enhancements, with opportunities to re-instate the route of the former Surrey Canal and improve connections to Deptford Park and the River Thames.
b) Flood Risk Assessment must demonstrate that the development will be safe for its	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:

Deptford Landings Mixed-Use Employment Location (formerly known as Oxestalls Road) and Scott House	
lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • Bespoke mitigation measures will be required; • Introduction of a surface water drainage system as part of a proposed development; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Evelyn Court at Surrey Canal Strategic Industrial Location	
Site description:	The site forms the north-eastern end of the Surrey Canal Road Strategic Industrial Location, with Deptford Trading Estate located immediately to the south-east. An office block takes up a significant part of the site, and there is an unimplemented Prior Approval for its conversion to housing.
Proposal for site:	<p>Comprehensive employment-led redevelopment. Co-location of compatible commercial and residential uses. Public realm enhancements, including improved connections to Deptford Park.</p> <p>The site has an indicative development capacity of 102 net residential units together with 2,381m² of gross employment use floorspace.</p>
Flood Zone:	<p><u>Flood Zone 3</u></p> <p>SFRA identifies the site as being wholly within Flood Zone 3 but benefits from flood defences.</p>
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria area for potential development

	Evelyn Court at Surrey Canal Strategic Industrial Location
available in zones 1 and 2?	sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification, along with the co-location of commercial and other uses, will provide a more optimal use of land and ensure the site maintains its employment function. Replacement provision of industrial land will be made at the Bermondsey Dive Under site. Development will also enable public realm enhancements, including improved access to Deptford Park from the Timber Yard site, on the opposite side of Evelyn Street.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Bespoke mitigation measures will be required; • Introduction of a surface water drainage system as part of a proposed development; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Neptune Wharf Mixed Use Employment Location	
Site description:	The site comprises a Mixed-use Employment Location on Grinstead Road, which is situated between Deptford Park and Folkestone Gardens. Parts of the site have been cleared including land around the former Parkside House office block and Neptune Chemical Works, which were destroyed by fire. The remainder of the site is occupied by low intensity industrial uses, with a railway viaduct running along its western boundary.
Proposal for site	Comprehensive mixed-use redevelopment with compatible commercial, residential, and main town centre uses. Public realm enhancements including new public open space, along with improved walking and cycle links. The site has an indicative development capacity of 199 net residential units together with 1,973m ² of gross main town centre use floor space.
Flood Zone	<u>Flood Zone 3</u> SFRA identifies the site as being wholly within Flood Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk, informed by the SFRA and IIA.	The land will be brought back into active use through site redevelopment, with the delivery of high quality workspace that forms part of a new employment-led mixed use quarter, together with Trundleys Road and Apollo Business Centre SIL sites. Development will also enable public realm enhancements, including new and improved walking and cycle connections in the local area. Access to Deptford Park and Folkestone Gardens will be enhanced, with links created by opening up the railway viaduct.
b) Flood Risk Assessment must demonstrate that the development	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the

Neptune Wharf Mixed Use Employment Location	
will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Bespoke mitigation measures will be required; • Introduction of a surface water drainage system as part of a proposed development; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Surrey Canal Road and Trundleys Road Locally Significant Industrial Site	
Site description:	The site is situated within the Surrey Canal Road Strategic Industrial Location, on the south side of Surrey Canal Road and adjacent to Folkestone Gardens
Proposal for site:	<p>Comprehensive employment-led redevelopment on this re-designated Locally Significant Industrial Site. Co-location of compatible commercial, residential and purpose-built student accommodation.</p> <p>The site has an indicative capacity of 274 net residential units together with 2,890m² of gross employment use floorspace.</p>
Flood Zone:	Flood Zone 3 SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria area for potential development sites. Residential and commercial development in

	Surrey Canal Road and Trundleys Road Locally Significant Industrial Site
	areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk, informed by the SFRA and IIA.	Redevelopment and site intensification, along with the co-location of commercial and other uses, will deliver high quality workspace that forms part of a new employment-led mixed use quarter, together with the Apollo Business Centre SIL and Neptune Wharf MEL sites
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Bespoke mitigation measures will be required; • Introduction of a surface water drainage system as part of a proposed development; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>
	Apollo Business Centre Locally Significant Industrial Site
Site description:	The site is situated within the Surrey Canal Road Strategic Industrial Location, north of Surrey Canal Road and in proximity to Folkestone Gardens. The site functions in isolation of the remaining SIL land by

Apollo Business Centre Locally Significant Industrial Site	
	virtue of a railway line that creates a physical barrier along the north and western edges. It is currently occupied by a business centre.
Proposal for site:	Comprehensive employment-led redevelopment. Co-location of compatible commercial, residential and complementary main town centre uses. The site has an indicative development capacity of 98 net residential units together with 3,396m ² of gross use employment floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
c) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk, informed by the SFRA and IIA.	Redevelopment and site intensification, along with the co-location of commercial and other uses, will deliver high quality workspace that forms part of a new employment-led mixed-use quarter, together with the Trundelys Road SIL and Neptune Wharf MEL sites. Replacement provision of employment land will be made at the Bermondsey Dive Under site. Development will also enable public realm enhancements to improve the walking and cycle environment, along with the amenity of Folkestone Gardens and neighbouring residential areas.
d) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Alternative SuDS methods should be considered; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible

	Apollo Business Centre Locally Significant Industrial Site
reduce flood risk overall.	development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

	Surrey Canal Triangle Mixed-use Employment Location
Site description:	Surrey Canal Triangle is a large brownfield site, covering an area of more than 10 hectares. The site is bounded by railway lines and bisected by Surrey Canal Road, with the Millwall Football Club stadium occupying a prominent position within it.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible residential, commercial, community and main town centre uses, along with the retention or re-provision of the football stadium. New and improved transport infrastructure, including a new rail station serving the East London line (London Overground). Reconfiguration of buildings and spaces to facilitate new and improved routes, both into and through the site, along with public realm and environmental enhancements, including new public open space. The site has an indicative development capacity of 4,089m ² net residential units together with 14,253m ² of gross employment use floorspace and 46,469m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment of the site is integral to supporting regeneration in the area, with the creation of a new high quality mixed-use quarter and leisure destination that will help to secure a viable future for Millwall FC within the Borough. There is scope for transformational public realm and environmental enhancements to address existing issues of severance, and which are necessary to re-connect and better integrate the site with its surrounding neighbourhoods and communities, as well as the area's wider network of open spaces.

Surrey Canal Triangle Mixed-use Employment Location	
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Bespoke infiltration SuDS should be prioritised where possible; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Bermondsey Dive Under	
Site description:	The site is situated to the north of the Surrey Canal Road Strategic Industrial Location and south of Silwood Street. The presence of elevated railway tracks that run through and surround the site together with SELCHP immediately to the east of the site.
Proposal for site:	<p>Industrial and commercial uses on land designated as Strategic Industrial Location and Locally Significant Industrial Site.</p> <p>The site has an indicate development capacity of 5,264m² of gross employment use floorspace.</p>
Flood Zone:	The site falls wholly within flood zone 3a.
NPPG vulnerability of proposed land use:	Less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	N/A development is compatible with the flood zone

	Bermondsey Dive Under
Conclusion of sequential test:	Site passes the sequential test.

	Silwood Street
Site description:	The site is situated on a linear site to the north of an elevated railway track and south of Silwood Street.
Proposal for site:	Mixed-use development with flexible commercial uses and residential uses. The site has an indicative development of 61 net residential units together with 1,313m ² of gross employment use floorspace and 200m ² of gross main town centre use floorspace.
Flood Zone:	The site falls predominantly within flood zone 3a.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment of this vacant site will provide the opportunity to enhance local amenity and provide new residential units as well as a range of commercial uses.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, which can incorporate the following: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Bespoke infiltration SuDS should be prioritised where possible; and • More vulnerable development should be sequentially allocated to areas of the sites at lower

	Silwood Street
reduce flood risk overall.	relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Former Hatcham Works, New Cross Road
Site description:	The former site of the Hatcham Works is currently occupied by a retail park, including a Sainsbury's supermarket. The site is strategically located within the New Cross Gate District Centre, immediately to the west of New Cross Gate station and fronting New Cross Road.
Proposal for site:	New and improved transport infrastructure, including land and facilities required to accommodate the Bakerloo line extension. Comprehensive mixed-use redevelopment with compatible main town centre and residential uses. The site has an indicative development capacity of 800 net residential units together with 7,550m ² of gross employment use floorspace and 10,000m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

Goodwood Road and New Cross Road	
Site description:	This site is strategically located within New Cross Gate District Centre, to the immediate east of New Cross Gate station and fronting New Cross.
Proposal for site:	Comprehensive mixed-use redevelopment comprising compatible residential and main town centre uses. Public realm enhancements, including new and improved walking and cycle routes. The site has an indicative development capacity of 167 net residential units together with 3,550m ² of gross employment use floorspace and 1,050m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Former Deptford Green School (Upper Site)
Site description:	This site comprises the former Deptford Green School, Upper School site, and associated grounds. It has been cleared and is now vacant following the relocation of the school. A new public park, Charlottenburg Park, has recently been created to the site's western boundary at the former Lower School site.
Proposal for site:	Redevelopment for residential uses. The site has an indicative development capacity of 120 net residential units.
Flood Zone:	SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
c) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	The land will be brought back into active use through redevelopment, with new high-quality housing that benefits from the amenity provided by the park.
d) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Bespoke infiltration SuDS should be prioritised where possible; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with

	Former Deptford Green School (Upper Site)
	more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Albany Theatre
Site description:	The Albany Theatre is situated within Deptford District Centre. It is of local historical, social and cultural significance, and a key feature of the Deptford Creekside Cultural Quarter.
Proposal for site	Comprehensive mixed-use redevelopment comprising compatible main town centre and residential uses, including retention and enhancement of the Albany Theatre. Public realm enhancements, including public open space. The site has an indicative development capacity of 119 net residential units together with 758m ² of gross employment use floorspace and 3,032m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Land North of Reginald Road and South of Frankham Street (former Tidemill School)
Site description:	This site comprises the former Tidemill Primary School and associated grounds, the Old Tidemill Wildlife Gardens, and is located within Deptford District Centre. It is now vacant following the relocation of the school. The site immediately to the north comprises the Deptford Lounge library and community facility
Proposal for site:	Comprehensive redevelopment for residential uses. The site has an indicative development capacity of 201 net residential units.
Flood Zone:	SFRA identifies the site as being wholly within Zone 2 but benefits flood defences.
NPPG vulnerability of proposed land use:	More vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Sun-Wharf Mixed Use Employment Location (including Network Rail Arches)
Site description:	The site is a Mixed- Use Employment Location comprising mix of storage sheds and warehouse buildings. Existing occupiers include the Cockpit Arts, a business incubator facility supporting the creative industries. The site is bounded by the Grade II listed railway viaduct to the south and Deptford Creek to the east. The safeguarded Brewery Wharf, within the Royal Borough of Greenwich, is nearby.
Proposal for site	Comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, main town centre and residential uses. Public realm and environmental enhancements, including riverside improvements and new links to Ha'penny Bridge. The site has an indicative development capacity of 220 net residential units together with 1,443m ² of gross employment use floorspace.
Flood Zone	SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.

Sun-Wharf Mixed Use Employment Location (including Network Rail Arches)	
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification, along with the integration of commercial, cultural and other uses, will provide a more optimal use of land to support the Deptford Creekside Cultural Quarter. Development will also enable public realm and environmental enhancements to improve the quality of the Creekside area, along with the wider setting of the Deptford Creek Conservation Area.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Alternative SuDS methods should be considered; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Creekside Village East, Thanet Wharf Mixed Use Employment Location
Site description:	This site comprises a Mixed Use Employment Location which is currently vacant. The site occupies an important position within the Deptford Creekside Cultural Quarter, with the Trinity Laban Centre to the immediate west and Deptford Creek to the south.
Proposal for site:	Comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, community, main town centre and residential uses. Public realm enhancements, including improved connections to Deptford Creek. The site has an indicative development capacity of 393 net residential units together with 114m ² of gross employment use floorspace and 7,962m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria area for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	The land will be brought back into active use through redevelopment, with the integration of new commercial, cultural and other complementary uses that support the Deptford Creekside Cultural Quarter. Development will also enable public realm and environmental enhancements to improve the quality of the Creekside area, including access improvements via Waterlink Way.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere,	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Development should be set back from the river; and

	Creekside Village East, Thanet Wharf Mixed Use Employment Location
and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

	Lower Creekside Locally Significant Industrial Site
Site description:	The site comprises a Locally Significant Industrial Site located within the Deptford Creekside Cultural Quarter, in proximity to the Faircharm estate and Trinity Laban Centre. It is occupied by a range of commercial uses, including workshops and offices focussed around the creative industries. Creekside Road runs through the site.
Proposal for site:	<p>Comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, community, main town centre and residential uses. Public realm enhancements, including improved connections to Deptford Creek.</p> <p>The site has an indicative development capacity of 162 net residential units together with 8,201m² of gross employment use floorspace.</p>
Flood Zone:	SFRA identifies the site as being wholly within Flood Zone 3 but benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.

Lower Creekside Locally Significant Industrial Site	
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification, along with the co-location of commercial and other uses will provide a more optimal use of land and support local area regeneration and the Cultural Quarter. Development will also enable public realm and environmental enhancements to improve the quality of the Creekside area.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site-specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Development should be set back from the river; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding, with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Besson Street (Kender Triangle)	
Site description:	This vacant site is located in Kender Triangle, and is bounded mainly by Briant Street and Besson Street, with a small frontage onto New Cross Road to the north east. It is situated in proximity to New Cross Road local centre and New Cross Gate station.
Proposal for site:	Comprehensive mixed use development comprising compatible residential, main town centre and community uses. The site has an indicative development capacity of 324 net residential units together with 1,064m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the northern section of the site as being within Flood Zone 2 and 3.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Site redevelopment will bring a vacant site back into active use and provide a more optimal use of land, with the introduction of a complementary range of uses, including new housing and community facilities. Redevelopment will also enable townscape improvements and public realm enhancements, including new public amenity space to act as a focal point for the neighbourhood.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Surface water runoff arising from the site required to be controlled; • Bespoke infiltration SuDS should be prioritised where possible; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper

	Besson Street (Kender Triangle)
	floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Achilles Street
Site description:	The Achilles Street Estate is located to the north of New Cross Road and adjacent to Fordham Park.
Proposal for site:	Regeneration of existing housing estate. Comprehensive redevelopment with residential, community and main town centre uses. Public realm and environmental enhancements, including improved walking and cycle routes and new public open space. The site has an indicative development capacity of 363 net residential units together with 2,716m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

5.3. East Area

	Heathside and Lethbridge Estate
Site description:	The Heathside and Lethbridge estate is located to the north of Lewisham major town centre and situated within a predominantly residential area. A Site of Importance for Nature Conservation is located at the eastern and south eastern boundaries. Regeneration of the housing estate is currently in progress, with the some phases now built and construction started on the remaining phase.
Proposal for site:	Comprehensive regeneration of existing housing estate comprising residential, community and ancillary main town centre uses. Redevelopment of existing buildings and spaces to facilitate a new layout with new and improved routes, both into and through the site, along with open space, public realm and environmental enhancements. The site has an indicative development capacity of 660 net residential units and 1,280m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Blackheath Hill Locally Significant Industrial Site
Site description:	The site comprises the Blackheath Hill Locally Significant Industrial Site.
Proposal for site	Comprehensive employment-led redevelopment. Co-location of compatible commercial and residential uses. The site has an indicative development capacity of 63 net residential units together with 2,288m ² of gross employment use floorspace.
Flood Zone	SFRA identifies the site as being wholly within Flood Zone 1.

	Blackheath Hill Locally Significant Industrial Site
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Leegate Shopping Centre
Site description:	This site takes up a prominent position within Lee Green district town centre. It is currently occupied by the 1960s Leegate Shopping Centre, two office blocks (Leegate House and Cantilever House), a multi-level car park, a community centre and housing. It is key to the renewal and revitalisation of the town centre, and will play a critical role in linking sites and neighbourhoods surrounding it.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible residential, commercial, community, and main town centre uses. Safeguarding and appropriate use of the wharf and associated vessel moorings. Delivery of new and improved transport infrastructure including a new road layout and an integrated network of walking and cycle routes. Public realm and environmental enhancements, including new public open space and riverfront restoration. The site has an indicative development capacity of 450 net residential units together with 805m ² of employment use floorspace and 5,449m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being within Flood Zone 2 and 3 but partially benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.

Leegate Shopping Centre	
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment will deliver a significant amount of new housing together with modern retail and employment space, leisure, community and cultural facilities to support the long-term vitality and viability of the town centre. Development will also enable public realm enhancements to improve connections to and through the area.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage the risk from surface water flooding; • Consideration of alternative SuDs methods; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

<i>Sainsbury's Lee Green</i>	
Site description:	This site takes up a prominent position within Lee Green district town centre. It is currently occupied a large format retail building and surface level car parking.
Proposal for site:	<p>Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Reconfiguration of existing buildings and spaces to facilitate new and improved routes, both into and through the site, along with public realm enhancements.</p> <p>The site has an indicative development capacity 111 net residential units together with 625m² of gross employment use floorspace and 4,123m² of gross main town centre use floorspace.</p>
Flood Zone:	<u>Flood zone 2 – 3</u> SFRA identifies the site as being within Flood Zone 2 and 3 but partially benefits from flood defences.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Comprehensive redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable public realm enhancements, better connecting the site to its immediate surrounds and wider town centre area.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere,	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and

Sainsbury's Lee Green	
and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • More vulnerable development should be should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Land at Lee Road and Lee High Road	
Site description:	This site is located within Lee Green district town centre. The western part of the site is occupied by a car dealers and its associated showroom parking. The eastern part of the site comprises a terrace of properties with a mix of residential and main town centre uses, including a public house, and is an integral feature of the townscape. The River Quaggy runs along the back of the site.
Proposal for site:	Mixed-use redevelopment of existing car dealers comprising compatible main town centre and residential uses. Public realm enhancements including improved access to the River Quaggy. The site has an indicative development capacity of 55 net residential units together with 256m ² of gross employment use floorspace and 1,023m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being partly within Flood Zone 2 and 3.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.

Land at Lee Road and Lee High Road	
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification, along with the introduction of a wider range of uses, can provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment can also enable public realm enhancements, with improved access to the River Quaggy.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Southbrook Mews	
Site description:	This site comprises a non-designated employment site which is located adjacent to Burnt Ash local centre.
Proposal for site	Employment led mixed-used redevelopment with compatible commercial, main town centre and residential uses. The site has an indicative development capacity of 23 residential units together with 804m ² of gross employment use floorspace.

	Southbrook Mews
Flood Zone	SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Mayfields Hostel, Burnt Ash Hill
Site description:	The site comprises part of the Manor Lane Locally Significant Industrial Site (also known as the Chiltonian Industrial Estate) and adjoining land to the east. It is located in close proximity to Lee station and forms part of the station approach. The western part of the site is currently occupied by a builders' merchants and the eastern part by a car dealers and associated showroom.
Proposal for site:	Employment led mixed-used redevelopment with compatible commercial, main town centre and residential uses. The site has an indicative development capacity of 21 net residential units.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Sainsbury Local and West of Grove Park Station
Site description:	The site allocation comprises of a number of sites located within Grove Park local centre, which are situated in proximity to Grove Park station. The sites

	Sainsbury Local and West of Grove Park Station
	are currently occupied by a range of main town centre uses along with a petrol station, bus station and housing.
Proposal for site:	Mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements including improvements to the Grove Park station approach. The site has an indicative development of 78 net residential units together with 362m ² of gross employment use floorspace and 1,449m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

5.4. South Area

	Former Bell Green Gas Holders and Livesey Memorial Hall
Site description:	The site comprises a former gas works that formed a significant landmark in the local area and the site of the Livesey Memorial Hall and grounds.
Proposal for site	Comprehensive mixed-use redevelopment with compatible residential, commercial, main town centre and community uses. Public realm and environmental enhancements, including new walking and cycle routes, and public open space. The site has an indicative development capacity between 100 and 442 net residential units together with 465m ² of gross employment use floorspace and 1,859m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Bell Green Retail Park
Site description:	The site comprises an out-of-centre retail park with large format buildings and car parking.
Proposal for site:	<p>Comprehensive mixed-use redevelopment of the existing out-of-centre retail park with compatible residential, commercial, main town centre and community uses. Reconfiguration of existing buildings and spaces to facilitate a new layout with improved routes, both into and through the site. Public realm and environmental enhancements, including provision of new walking and cycle routes, public open space and river restoration.</p> <p>The site has an indicative development capacity of 748 to 1,831 net residential units together with 3,740m² of gross employment use floorspace and 14,961m² of gross main town centre use floorspace.</p>
Flood Zone:	SFRA identifies the site as being partly within Zone 2 and Zone 3a.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test	Exception test required
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment and site intensification, along with the introduction of a wider range of uses, will provide a more optimal use of land and support local area regeneration. There is scope to facilitate transformational public realm and environmental enhancements in coordination with other sites, and in accordance with an area framework for Bell Green and Lower Sydenham. The Pool River is adjacent to the site at its eastern edge, and development will enable measures to enhance the environmental quality and amenity value of the river, including by improving public access to it via Waterlink Way.
b) Flood Risk Assessment must demonstrate that	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:

Bell Green Retail Park	
the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage surface water flooding risk; • Development should be set back from the river; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<p><i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i></p>

Sainsbury's Bell Green	
Site description:	The site comprises an out-of-centre supermarket and car parking.
Proposal for site:	<p>Comprehensive mixed-use redevelopment of the existing out-of-centre supermarket with compatible residential, commercial, main town centre and community uses. Reconfiguration of existing buildings and spaces to facilitate a new layout with improved routes, both into and through the site. Public realm and environmental enhancements, including new walking and cycle routes, public open space and river restoration.</p> <p>The site has an indicative development capacity of 550 to 1,347 net residential units together with 2,751m² of gross employment use floorspace and 11,003m² of gross main town centre use floorspace.</p>
Flood Zone:	SFRA identifies a small part site as being within flood zone 2 with the majority of the site being in Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in	N/A – development is compatible within the flood zone

Sainsbury's Bell Green	
zones 1, 2 and 3?	
Conclusion of sequential test:	Site passes the sequential test

Stanton Square Locally Significant Industrial Site	
Site description:	The site comprises the Stanton Square Locally Significant Industrial Site.
Proposal for site	Comprehensive employment led redevelopment. Co-location of compatible commercial residential uses. Public realm and environmental enhancements. The site has an indicative development capacity of 94 to 231 net residential units together with 3,249m ² of gross employment use floorspace.
Flood Zone	SFRA identifies being within wholly within in Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

Sydenham Green Group Practice	
Site description:	The site is currently occupied by a health care facility.
Proposal for site	Mixed-use redevelopment with residential and community uses, including re-provision of the existing health care facility. The site has an indicative development capacity of between 36 and 87 net residential units together with 2,487m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies being within wholly within in flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable

	Sydenham Green Group Practice
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Worsley Bridge Road Locally Significant Industrial Site (LSIS)
Site description:	The site comprises the Worsley Bridge Road Locally Significant Industrial Site. There are a mix of commercial and industrial uses, with a number of automotive trades at Broomsleigh Business Park. The age and quality of buildings varies across the site. Kelvin House, a former office block, has been converted to housing through the prior approval process.
Proposal for site	Comprehensive employment led redevelopment. Co-location of compatible commercial and residential uses. The site has an indicative development capacity of between 113 and 179 net residential units together with 11,907m ² of gross employment use floorspace.
Flood Zone	SFRA identifies the site as being partly within Zone 2 and 3.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the	Redevelopment and site intensification, along with the co-location of commercial and other uses, can provide a more optimal use of land and support local area regeneration. There is scope to facilitate transformational public realm and environmental enhancements around Lower Sydenham station, in

	Worsley Bridge Road Locally Significant Industrial Site (LSIS)
community that outweighs flood risk, informed by the SFRA and IIA.	coordination with other sites, and in accordance with an area framework for Bell Green and Lower Sydenham.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	<p>A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to:</p> <ul style="list-style-type: none"> • Consideration of alternative SuDs methods; and • More vulnerable development should be sequentially allocated to areas of the sites at lower relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

	Lidl, Southend Lane
Site description:	The site comprises an out-of-centre retail building with car parking.
Proposal for site:	Mixed-use redevelopment with residential and main town centre uses. The site has an indicative development capacity of 17 net residential units together with 1,204m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone

	Lidl, Southend Lane
Conclusion of sequential test:	Site passes the sequential test

	Excalibur Estate
Site description:	The site is a housing estate is located in Bellingham within a predominantly residential area.
Proposal for site:	Housing estate regeneration. Comprehensive redevelopment for residential uses. The site has an indicative development capacity of 287 net residential units.
Flood Zone:	SFRA identifies being within wholly within in Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Bestway Cash and Carry
Site description:	The site comprises a large format retail warehouse, which is situated within a predominantly residential area. The nature of the existing use along with the site's low level of public transport accessibility leads to a significant amount of vehicular traffic in the locality.
Proposal for site	Redevelopment for residential use. The site has an indicative development capacity of 136 net residential units.
Flood Zone	SFRA identifies being within wholly within in Flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Homebase/Argos, Bromley Road
Site description:	The site comprises large format out-of-centre retail buildings and associated car parking.
Proposal for site	Comprehensive residential-led mixed use redevelopment with compatible main town centre, commercial and community uses. Reconfiguration of existing buildings to facilitate a new layout with new and improved routes, both into and through the site, along with public realm and environmental enhancements. The site has an indicative development capacity of 141 net residential units together with 5,694m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies the site as being predominantly in Zone 2 but with a small section at the southern boundary falling within flood Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1 and 2?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Downham Co-op
Site description:	The site comprises a single storey retail building with car parking, along with a public house. It is located within Downham Way local centre and surrounded by a mix of residential, retail and community uses.
Proposal for site	Mixed-use redevelopment with compatible main town centre and residential uses. The site has an indicative development capacity of 42 net residential units together with 1,440m ² of gross main town centre use floorspace.
Flood Zone	SFRA identifies being within wholly within in Zone 2.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone

	Downham Co-op
Conclusion of sequential test:	Site passes the sequential test

	Beadles Garage
Site description:	This corner site, which is currently in use as a car showroom and MOT, is bounded by Bromley Hill and Avondale Road.
Proposal for site:	Mixed-use redevelopment with compatible residential and commercial or ancillary main town centre uses. The site has an indicative development capacity of 25 net residential units together with 610m ² of gross employment use floor space.
Flood Zone:	SFRA identifies being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Catford Police Station
Site description:	The site offers the potential for redevelopment, with the introduction of a wider range of complementary uses.
Proposal for site:	Mixed use redevelopment with compatible residential, commercial and main town centre uses. The site has an indicative development capacity of 24 net residential units together with 1,072m ² of gross employment floorspace.
Flood Zone:	SFRA identifies the site as being partly within Zone 2.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1?	No sites are providing alternative locations for major developments in these zones that can meet the screening criteria for potential development sites. Residential and commercial development in areas of

Catford Police Station	
	high flood risk is also integral to deliver the spatial strategy for the Borough as well as meet high housing targets and other development requirements.
Conclusion of sequential test:	Exception test required (see below)
c) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	Redevelopment of buildings and spaces to the rear of the existing station can help to enhance local character, along with the site's relationship with the surrounding residential properties.
d) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage the risk from surface water flooding; • Consideration of alternative SuDs methods; and • Ground conditions confirmed through site investigation, and dewatering of excavations and basement waterproofing implemented where required.
<i>Conclusion of exceptions test:</i>	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

Land at Pool Court	
Site description:	The site is currently being used as a scaffolding yard with access from Fordmill Road and open land to the rear of the existing Pool Court housing. The open land is not accessible to the public and is part of a designated site of nature conservation interest along the River Pool Linear Park, together with the scaffolding site and railway siding.

	Land at Pool Court
Proposal for site:	Development for residential use (gypsy and traveller accommodation). The site has an indicative development capacity of 6 net residential units.
Flood Zone:	SFRA identifies the site as being partly within Zone 2 with a small percentage falling within Zone 3.
NPPG vulnerability of proposed land use:	Highly vulnerable
Reasonable alternative site/s available in zones 1 and 2?	The Council carried out a thorough search of all council-owned land and buildings over 2,400 square metres in size and applied 10 approved criteria when considering each site ⁷ . Through this process, the Council eliminated possible sites until we were left with two potential sites: <ul style="list-style-type: none"> • Land at Pool Court, SE6; and • New Cross Social Club and adjoining land in Hornshay Street, SE15. The Council then carried out consultation on these two potential sites and did various further studies before concluding that land at Pool Court is the best possible site ⁸ .
Conclusion of sequential test:	Exception test required (see below)
a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk.	The site will contribute to addressing identified need arising in the Borough for gypsy and traveller accommodation.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will	A site specific Flood Risk Assessment and Drainage Strategy required to address this part of the Exceptions Test, and incorporate recommendations from the level 2 SFRA such as but not limited to: <ul style="list-style-type: none"> • Mitigation measures will be required to reduce or manage the risk from surface water flooding; • Development should be set back from the river; and • More vulnerable development should be should be sequentially allocated to areas of the sites at lower

⁷ Lewisham Gypsy & Traveller Site Selection Background Paper (March 2018)

⁸ Gypsy and Traveller Site(s) Local Plan Preferred Site: Pool Court Regulation 18 (Stage 3) Consultation Report (September 2018)

	Land at Pool Court
reduce flood risk overall.	relative risk of flooding (this may include on upper floors), with more compatible development (such as parking or open space) located in areas at the highest risk.
Conclusion of exceptions test:	<i>Through undertaking the sequential and exceptions test, it can be concluded that firstly no other site is reasonably available in an area of lower flood risk. And, secondly, that the redevelopment provides wider sustainability benefits to the community that outweigh flood risk. There is also a reasonable prospect of compliance with the second part of the Exception Test subject to an appropriate site layout and a site-specific Flood Risk Assessment that takes into account the site recommendations set out above.</i>

5.5. West Area

	111-115 Endwell Road
Site description:	A non-designated employment site with the southern part of the site located within Brockley Cross local centre.
Proposal for site:	Employment led mixed-use redevelopment with compatible commercial, community and residential uses. The site has an indicative development capacity of net 57 residential units together with 1,975m ² of gross employment use floorspace.
Flood Zone:	<u>Flood Zone 1</u> SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test	Site passes the sequential test

	6 Mantle Road
Site description:	The site lies adjacent to Brockley Cross local centre and in close proximity to Brockley station.
Proposal for site:	Mixed-use development with compatible residential, commercial and main town centre uses. The site has an indicative development capacity of 20 net residential units together with 95m ² of gross employment use floorspace and 378m ² of gross main town centre use floorspace.
Flood Zone:	<u>Flood Zone 1</u> SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone

	6 Mantle Road
Conclusion of sequential test:	Site passes the sequential test

	Jenner Health Centre
Site description:	The site comprises a health centre and associated car park. It is located on a corner plot, north of Stanstead Road (South Circular) and east of Brockley Rise.
Proposal for site:	Comprehensive mixed-use redevelopment of existing health centre with residential and community uses. The site has an indicative development capacity of 30 net residential units together with 2,081m ² .
Flood Zone:	SFRA identifies the site as being wholly within Flood Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Land at Forest Hill Station west (Devonshire and Dartmouth Roads)
Site description:	The site is located adjacent to Forest Hill Station, west of the railway line and within Forest Hill district centre
Proposal for site:	Comprehensive mixed-use development, with compatible, main town centre, commercial, community and residential uses. Public realm enhancements to improve Forest Hill station approach and forecourt. The site has an indicative development capacity 80 net residential units together with 801m ² of employment floors space and 1,602m ² of main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Flood Zone 1.

	Land at Forest Hill Station west (Devonshire and Dartmouth Roads)
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Clyde Vale Locally Significant Industrial Site
Site description:	The site comprises a Locally Significant Industrial Site, located adjacent to the railway and in proximity to Forest Hill District Centre. The existing commercial units are older and site access via Clyde Vale is constrained by the road's narrow width.
Proposal for site:	Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial and residential uses. The site has indicative development capacity of 21 net residential units together with 1,701m ² of gross employment use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable uses
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Featherstone Lodge, Eliot Bank
Site description:	Featherstone Lodge is a locally listed mid-19th Century house located at Eliot Bank and sits within gardens
Proposal for site:	Redevelopment for residential use. The site has an indicative development capacity of net 33 residential units.

	Featherstone Lodge, Eliot Bank
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test	Site passes the sequential test

	Willow Way Locally Significant Industrial Site (LSIS)
Site description:	The site comprises the Willow Way Locally Significant Industrial Site, which is located adjacent to Upper Sydenham/Kirkdale local centre and spans both sides of Willow Way. The site includes vacant land and a mix of lower density employment uses.
Proposal for site:	Comprehensive employment led mixed-use development. Co-location of compatible commercial, main town centre and residential uses. Reconfiguration of buildings and spaces to facilitate a new layout with new and improved routes, both into and through the site along with public realm and environmental enhancements. The site has an indicative development capacity of 175 net residential units together with 6,705m ² of gross employment use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Land at Forest Hill Station east (Waldram Place and Perry Vale)
Site description:	This non-designated employment site is located near Forest Hill Station, east of the railway line, and within Forest Hill district centre.
Proposal for site:	Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm enhancements to Forest Hill station approach. The site has an indicative development capacity of 41 net residential units together with 191m ² of gross employment use floorspace and 764m ² of gross main town centre use floor space.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	Perry Vale Locally Significant Industrial Site (LSIS)
Site description:	The site comprises a Locally Significant Industrial Site and public car park. The LSIS is currently occupied by warehouse units and a mail depot. The site is located within Forest Hill District Centre, in proximity to Forest Hill station and along the approach to its east entrance from Perry Vale.
Proposal for site:	Comprehensive employment led mixed-use redevelopment. Co-location of compatible commercial, main town centre and residential uses. The site has an indicative development capacity of 146 net residential units together with 10,206m ² of gross employment floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s	N/A – development is compatible within the flood zone

	Perry Vale Locally Significant Industrial Site (LSIS)
available in zones 1, 2 and 3?	
Conclusion of sequential test:	Site passes the sequential test

	Land at Sydenham Road and Loxley Close
Site description:	The site is located within Sydenham District Centre, with buildings at the northern part of the site fronting the High Street, and a car park behind. The existing buildings do not make a positive contribution to the character of the townscape.
Proposal for site:	Comprehensive town centre led, mixed-use redevelopment with compatible main town centre and residential uses. Public realm and environmental enhancements. The site has an indicative development capacity of 125 net residential units together with 528m ² of employment use floorspace and 2,330m ² of main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	113-157 Sydenham Road
Site description:	The site is located within Sydenham District Centre, and fronts the northern side of the High Street. It is occupied predominantly by automotive commercial operators, including a car dealers and parts supplier.
Proposal for site:	Comprehensive town centre led, mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental enhancements. The site has an indicative development capacity of 157 net residential units together with 1,565m ² of

	113-157 Sydenham Road
	gross employment use floorspace and 3,130m ² of main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

	74 to 78 Sydenham Road
Site description:	The site is located within Sydenham District Centre and situated at a prominent position on the High Street at Sydenham Road and Girton Road. It comprises of a two-storey building occupied by a retail unit.
Proposal for site:	Mixed-use redevelopment with compatible main town centre and residential uses. The site has an indicative development capacity of 16 net residential units together with 164m ² of gross employment use floorspace and 328m ² of gross main town centre use floorspace.
Flood Zone:	SFRA identifies the site as being wholly within Zone 1.
NPPG vulnerability of proposed land use:	More vulnerable and less vulnerable
Reasonable alternative site/s available in zones 1, 2 and 3?	N/A – development is compatible within the flood zone
Conclusion of sequential test:	Site passes the sequential test

6. Conclusion

- 6.1 The information provided in this document and associated table 1 has demonstrated the first of the two parts of the Exception Test could be satisfied, where appropriate. Individual development sites, however, would still need to demonstrate the second part through a site-specific Flood Risk Assessment and Drainage Strategy at the planning application stage. The information presented in the document does not 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 following part 2 of the Exception Test.

Next Steps

- 6.2 We will consult the on this document alongside the Strategic Flood Risk Assessment Level 1 and 2 with the Environment Agency. Any feedback received will be incorporated into the next stages of the local plan where appropriate.