

London Borough of Lewisham

Flood Risk and Development

Sequential Test

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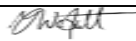


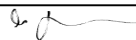
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Glossary

ADD	A prefix used to identify those sites which are considered as presenting possible alternative locations to sites prefixed with e.g. CAAP, DCE, LAAP that are seen as presenting key opportunities for supporting the regeneration of parts of Lewisham borough or accommodating the levels of housing projected in the housing trajectory.
CAAP	A prefix used to show sites that have been identified through the emerging Catford Town Centre Area Action Plan
DCE	A prefix used to identify sites that have been identified through the Deptford and New Cross Masterplan or other masterplans
Exception Test (ET)	<p>The Sequential Test should ensure that more vulnerable property types will not be allocated in areas at high risk of flooding. In exceptional circumstances, there may be valid reasons for a development type which is not compatible with the level of flood risk at a particular site to be considered. In these circumstances the LPA or developer must demonstrate that the development passes all elements of the Exceptions Test, as follows:</p> <p>The development provides wider sustainability benefits to the community that outweigh flood risk; The development should be located on previously-developed land or if it is not on previously developed land it can be demonstrated there are no reasonably available alternative sites on previously-developed land; A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>The application of the Exception Test must be preceded by the Sequential Test.</p>
Flood Zone 1 - Low Probability (FZ1)	PPS25 Flood Zone, defined as areas outside of Zone 2 Medium Probability having less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)
Flood Zone 2 - Medium Probability (FZ2)	PPS 25 Flood Zone, defined as areas having between 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year
Flood Zone 3a - High Probability (FZ3a)	PPS25 Flood Zone, defined as areas having a 1 in 100 or greater annual probability of flooding from the river (<1%) or a 1 in 200 or greater annual probability of flooding from the sea (<0.5%) in any year
Flood Zone 3b -Functional Floodplain (FZ3b)	PPS25 Flood Zone, defined as areas having a 1 in 20 (5%) or greater annual probability of flooding in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes
Flood Zone 3 (FZ3)	Refers to Flood Zones 3a and 3b
Flood Risk Assessment (FRA)	An assessment of the likelihood of flooding in a particular area (usually a specific site) so that development needs and mitigation measures can carefully be considered
ID (or IDs)	Abbreviation for identification
LAAP	A prefix used to show sites that have been identified through the emerging Lewisham Town Centre Area Action Plan
Local Development Framework (LDF)	A portfolio or 'folder' of Local Development Documents which will provide Lewisham's strategy and policies for meeting the community's economic, environmental and social aims for the future of the area where this affects the development and use of land
LPA	Local Planning Authority e.g. London Borough of Lewisham

Planning Policy Statement (PPS)	A series of statements issued by the Government setting out policy guidance on different aspects of planning. They replace Planning Policy Guidance Notes (PPGs)
PPS25	Planning Policy Statement 25 "Development and Flood Risk, issued by the Department of Community and Local Government (DCLG), 2006
Previously Developed (Brownfield) Land (PDL)	Land which is or was occupied by a building (excluding those used for agriculture and forestry). It also includes land within the curtilage of a building, for example, a house and its garden would be considered to be previously developed land
SFRA	Strategic Flood Risk Assessment. Lewisham's SFRA Level 1 was produced by Jacobs and published in July 2008. The SFRA considers flood risk, both fluvial and tidal, and examines the risks involved in developing certain areas within the Borough in accordance with PPS25
Sustainable Development	Defined by the World Commission on Environment and Development, 1987 as: " <i>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs...</i> "

1.0 Introduction

What is the Sequential Test?

- 1.1 The publication of Planning Policy Statement (PPS) 25: Flood Risk and Development in December 2006, introduced the 'Sequential Test' to the planning system in relation to flood risk. The Sequential Test is a process primarily designed to steer development to areas at lowest risk from flooding, Flood Zone 1. However, where there are no reasonably available sites in an area of lower flood risk, decision makers must ensure the proposed development's flood risk vulnerability is appropriate to the flooding probability of an area.
- 1.2 In contributing to a sound evidence base for Local Development Frameworks, Local Planning Authorities (LPAs) are obliged to apply the Sequential Test, as set out in the PPS 25 Practice Guide (June 2008) to all prospective development sites, utilising the flood risk data presented in the Level 1 Strategic Flood Risk Assessment (SFRA). In doing so, flood risk constraints, if any, are added to the many other planning issues considered in identifying suitable areas or sites for development.
- 1.3 The London Borough of Lewisham (LB of Lewisham) is currently progressing with the on-going preparation of Local Development Framework (LDF) Development Plan Documents, which will identify and allocate certain sites within the borough for specific development. To ensure the most suitable sites are put forward to the Secretary of State, the Council will consider flood risk as a key determining factor in assessing suitability. As a result, Jacobs Engineering UK Ltd was commissioned by the Council to undertake a PPS25 Sequential Test of 75 potential and proposed allocation sites. These sites have been identified through the emerging Site Allocations DPD, the Lewisham Town Centre Area Action Plan, the Catford Town Centre Area Action Plan, the Deptford and New Cross Masterplan, and other sources.
- 1.5 For sites that do not pass the Sequential Test, this document also identifies those circumstances where it is necessary for the LB Lewisham to apply all three elements of the Exception Test, as set out in PPS25. The Exception Test is discussed further in Section 3.
- 1.6 In undertaking this Sequential Test, which contributes to the Level 2 SFRA, Jacobs has utilised the detailed data on flood risk depiction across the borough, which is presented in the LB Lewisham Level 1 SFRA, published in July 2008 and made available on Lewisham's website.

Structure of the Report

- 1.7 This report is set out over 4 sections with appendices as well:
 - Section 2 of this report provides an overview of the national planning policy context.
 - Section 3 sets out the approach and methodology undertaken to apply the Sequential Test to proposed areas and sites.

- 'Site profiles' are provided in Section 4 for sites, or part thereof, that fall within Flood Zones 2, 3a or 3b. Where there are deemed to be reasonably available alternative sites in terms of lower flood risk, these are indicated.
- Appendix 1 presents the Sequential Test Dataset Tables for all 75 sites that have been sequentially tested. These sites are grouped according to the flood zone or zones within which their boundary fall and are set out in the following order:
 - Site boundary falling within Flood Zone 1;
 - Site boundary falling within Flood Zones 1 and 2;
 - Site boundary falling within Flood Zones 1, 2 and 3a;
 - Site boundary falling within Flood Zones 2 and 3a;
 - Site boundary falling within Flood Zone 3a; and
 - Site boundary falling within Flood Zones 3a and 3b.
- Appendix 2 sets out the flood risk management requirements, as identified in the Level 1 SFRA, to guide development control officers and developers.

2.0 National Planning Policy Context

Introduction

- 2.1 In the context of national planning policy, the assessment of flood risk in areas that could potentially accommodate residential and mixed use development brings together three Planning Policy Statements; PPS1: Delivering Sustainable Development, PPS3: Housing and PPS 25: Flood Risk and Development.

Planning Policy Statement 1: Delivering Sustainable Development

- 2.2 PPS 1 recognises sustainable development as the core principle underpinning planning. One of the four aims set out by the Government for sustainable development is to provide "... *effective protection of the environment...*"¹.
- 2.3 In meeting this aim, development plan policies should address environmental issues such as the potential impact of the environment itself on proposed developments by avoiding new development in areas at risk of flooding and sea-level rise.
- 2.4 The general approach set out in PPS 1, relevant to flood risk and development, is to bring forward sufficient land of a suitable quality in appropriate locations, taking into account "...*the need to avoid flood risk*"².

Planning Policy Statement 3: Housing

- 2.5 PPS 3 sets out the national planning policy framework for delivering the Government's housing objectives. In doing so, the Statement promotes the delivery of sustainable development, which includes the provision of housing in suitable locations by taking account of flood risk, amongst other things.
- 2.6 Local Planning Authorities (LPAs) are required to set out policies and strategies for the delivery of housing provision in their Local Development Documents. These should be founded on a sound evidence base that supports the identification of broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. PPS 3 states that to be considered deliverable in the first 5 years, sites must:

" *Be Available – the site is available now*
Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
Be Achievable – there is reasonable prospect that housing is delivered on the site within five years."³

¹ ODPM (2005) , pg 2, paragraph 4, Planning Policy Statement 1: Delivering Sustainable Development, HMSO

² ODPM (2005) , pg 11, paragraph 27, Planning Policy Statement 1: Delivering Sustainable Development, HMSO

³ DCLG (2006) , pg 18, paragraph 54, Planning Policy Statement 3: Housing, HMSO

- 2.7 Flood risk could potentially compromise the 'suitability' of a site. It is therefore imperative that the Sequential Test is applied to ensure that sites proposed for residential use are suitably located in terms of flood risk.

Planning Policy Statement 25: Flood Risk and Development

- 2.8 PPS 25 clearly states that through appraising, managing and reducing risk of flooding from new development, planning policy should aim to avoid inappropriate development in areas at risk of flooding, and direct development away from areas at high risk.
- 2.9 The PPS25 Practice Guide advises the LPA that when allocating land for development, it must:
- "... demonstrate that it has considered the range of possible options in conjunction with the flood zone information from the SFRA and vulnerability of development and applied the Sequential Test... in the site allocation process."*⁴
- 2.10 The overall aim of the Sequential Test is to steer new development to Flood Zone 1 (low probability). Where there are no reasonably available sites in Flood Zone 1, alternative sites in Flood Zone 2 (medium probability) should be considered whilst taking account of the flood risk vulnerability of land uses and applying the Exception Test, if required. Only after the availability of sites in Flood Zones 1 and 2 have been fully discounted should the suitability of sites in Flood Zone 3 (3a high probability & 3b functional floodplain) be considered.
- 2.11 Within each Flood Zone, new development should be directed first to sites at lowest probability of flooding. The flood vulnerability of the proposed use should be matched to the flood risk of the site e.g. higher vulnerability uses located on parts of the site at lowest probability of flooding.

⁴ DCLG (2008) , pg 70, paragraph 4.17, Planning Policy Statement 25: Flood Risk and Development Practice Guide, HMSO

3.0 Approach to the Sequential Test

- 3.1 This section details how the Sequential Test has been approached. It commences with the flood vulnerability classifications and an explanation of the Exception Test. It then goes on to address the methodology, data collection and consideration of reasonably available alternative sites in areas of lower flood risk. The subsequent two paragraphs cover the spatial planning context against which the sites' flood risk need to be considered and how climate change impacts are dealt with. The final paragraph provides an overview of flood risk management review and recommendations.

The Sequential Test and Flood Vulnerability Classifications

- 3.2 To assist the Sequential Test exercise, PPS25 (Table D2, pp 25-26) defines development types under five vulnerability classifications, as indicated in Table 1, Section 3 of this document. Additionally, PPS25 recognises that there will be circumstances where a proposed development type is not compatible with the level of flood risk at a particular site. In exceptional circumstances, the application of an additional test termed the Exception Test will be required

The Exception Test

- 3.3 For the Exception Test to be passed it must be demonstrated that:
- a) the wider sustainability benefits afforded to the community by the development outweigh the risk of flooding, informed by a SFRA;
 - b) the development must be on developable previously-developed land or, if not, it must be demonstrated there is no such alternative sites available on previously-developed land; and
 - c) a site specific Flood Risk Assessment (FRA) must demonstrate that the development will be safe, without increasing flood risk elsewhere
- 3.4 Table D3 of PPS25 (pp27) presents the differing vulnerability levels of development which may be appropriately located based on flood risk and indicates where the Exception Test is required. This information is adapted and presented in Table 2, Section 3 of this document.

Vulnerability Classification	Appropriate Development	Classification Reference
Essential Infrastructure	<ul style="list-style-type: none"> Essential transport infrastructure (including mass excavation routes) which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations. 	A
Highly Vulnerable	<ul style="list-style-type: none"> Police, Ambulance and Fire Stations, Command Centres and telecommunication installations required to be operational during flooding. Emergency dispersal points Basement dwellings Caravans, mobile and park homes intended for permanent residential use Installations requiring hazardous substance consent 	B
More Vulnerable	<ul style="list-style-type: none"> Hospitals Residential institutions including care homes, children's homes, social service homes, prisons and hostels. Buildings used for dwelling houses, students halls of residence, drinking establishments, nightclubs and hotels. Non-residential uses for health services, nurseries and educational establishments. Landfill and sites used for waste management facilities for hazardous waste. Sites used for holidays or short-let caravans or camping subject to a specific warning and site evacuation plan. 	C
Less Vulnerable	<ul style="list-style-type: none"> Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure. Land and buildings used for agriculture and forestry. Waste treatment (except for landfill and hazardous waste facilities). Minerals working and processing (except for sand and gravel working). Water treatment plants. Sewage treatment plants (if adequate pollution control measures are in place). 	D
Water Compatible Development	<ul style="list-style-type: none"> 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 excavation plan. 	E

Table 1: Development Types per Vulnerability Classification (adapted from PPS25 (2006) Table D2, pp25

Table 2: Flood Risk Vulnerability and Flood Zone Compatibility

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly vulnerable	More vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test	✓	✓
Zone 3a	Exception Test	✓	x	Exception Test	✓
Zone 3b functional floodplain	Exception Test	✓	x	x	x

Flood Risk Vulnerability and Flood Zone Compatibility: Adapted from (PPS25, Table D3):

Key: ✓ Development is appropriate x Development should not be permitted

- 3.5 Where the Sequential Test identifies the need to apply the Exception Test (ET), LB Lewisham will apply the ET to its emerging Development Plan Document (DPD) site allocations at the earliest possible stage in the plan making process, in line with PPS25 (Annex D, paragraph D11). The Council will address criteria a) and b) of the Exception Test whereas emerging Local Development Framework (LDF) policy will ensure that the developer addresses criterion c) in a site specific flood risk assessment (FRA).

Methodology

- 3.6 The methodology undertaken to apply the Sequential Test conforms to the approach outlined in the PPS 25 Practice Guide (2008), as illustrated in the flow diagram (Figure 1) shown below.

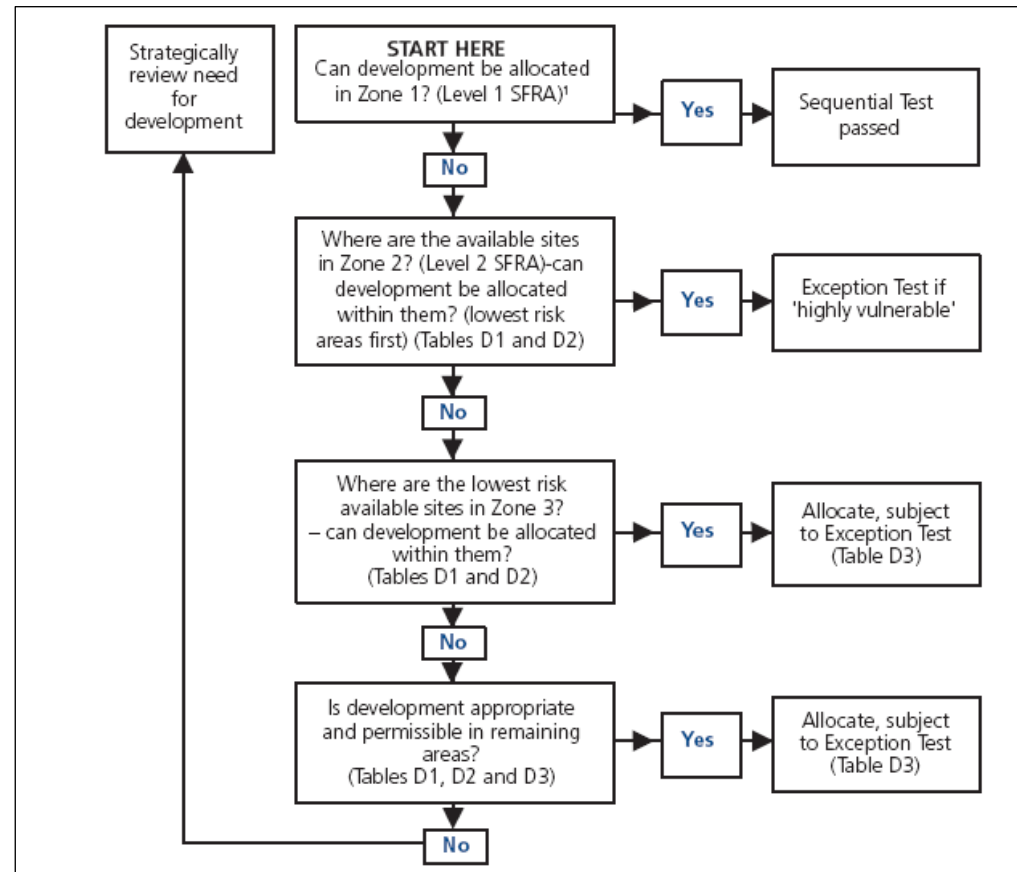


Figure 1: Application of the Sequential Test at Local Level for LDD Preparation (Ref. PPS25 Practice Guide, Fig. 4.1)

Data Collection

- 3.7 To determine which flood risk areas affect the proposal sites, each site has been overlaid with the flood zone maps recorded in the LB Lewisham SFRA. This has provided an accurate indication of which flood zones affect each site and has been recorded in the Sequential Test Dataset (see Appendix 1- Sequential Test Dataset Table). In some cases more than one flood zone affects a site. In such instances the sites have been recorded and grouped in the Dataset according to the flood zones that affect them. For example, sites affected by Flood Zone 1 are grouped together, as have all sites affected by Flood Zones 1, 2 and 3a.

- 3.8 Information such as site names and locations, proposed land use(s) (development type) and 'vulnerability' classification is also recorded. This information is cross referenced with Table D3 in PPS25⁵ (ref. Table 2 of this document) and enables the determination of whether the development type is acceptable in the flood zone and whether the Exception Test will be required. In the case where more than one type of development is proposed, the type with the greatest vulnerability is considered to determine whether the Exception Test is required.
- 3.9 Using the development type table (see Table 1, Section 3) other development types which are considered to be acceptable within the flood zone are recorded. (For ease of recording, Jacobs have introduced into Table 1 a 'classification reference' for each of the five development types ranging from A through to E). This approach allows the LB of Lewisham a degree of flexibility in considering other land uses for the site should the proposed development type be found 'unacceptable'.

Reasonably Available Alternative Sites

- 3.10 All site IDs (Identification numbers) not prefixed with 'ADD' have been identified as presenting key opportunities for supporting the regeneration of parts of Lewisham borough or accommodating the levels of housing projected in the housing trajectory to 2025 .
- 3.11 Those sites prefixed with '**ADD**' are additional sites which were not considered as potential development allocation sites until after the initial Sequential Test had been run. After being sequentially tested, these additional sites have therefore been considered as possible alternative sites to those originally tested (with the exception of location specific sites such as ADD 17 Leegate Centre), depending on their flood risk location. Those that are located in low flood risk zones have been recommended for allocation ahead of sites located in higher flood risk areas.
- 3.12 Sites identified in the Catford and Lewisham Area Action Plans and Deptford New Cross Masterplan are deemed absolutely essential to the regeneration of the relevant geographical areas covered by the documents and, due to the site appraisal process that has led to their identification at this stage, are considered the most suitable sites in planning terms for the development proposed. Fundamentally, the allocation of these sites is determined on a location specific basis which severely limits the identification of alternative sites in terms of flood risk. On this premise, it has been considered in the Sequential Test that there are no reasonably available alternative sites to all sites relevant to the aforementioned documents. The same holds for residential Estate Renewal sites.
- 3.13 Notwithstanding the methodology applied in seeking 'reasonably available alternative sites' it is suggested that the Sequential Test findings per site are read in conjunction with other strategic evidence base documents such as the Strategic Housing Land Availability Assessment and Employment Land Review, for example. These documents are due for publication at the end of 2008 and have not been used to inform the sites identified in this Sequential Test.
- 3.14 The Sequential Test concludes that some sites in higher risk flood zones are 'unacceptable' in terms of flood risk, meaning that these sites have failed the Test due to the reasonable availability of alternative sites elsewhere. However, it may be that the land capacity in the lower flood risk zone is not sufficient enough to accommodate the overall levels of the proposed land use needed to meet demand in the borough. In such cases, it may be that sites which are deemed 'unacceptable' in the Test are reconsidered using the guidance set out in PPS25.

⁵DCLG (2006) Pg. 27, Planning Policy Statement 25: Flood Risk and Development, HMSO

Spatial Planning Context

- 3.15 Although other planning considerations are not a determining factor in the Sequential Test (Ref. Figure 1, Section 3), they have been researched in order to set the spatial planning backdrop that the sites' flood risk should be considered against. The spatial planning context is set out for the sites profiled in Section 4 of this document.
- 3.16 The review of planning policy documents has enabled the identification of various other planning considerations per site, such as land use designations, site opportunities and constraints, and other potential uses have been interpreted to reveal planning opportunities and constraints. The planning documents reviewed comprise the:
- Development Policies and Site Allocations DPD Preferred Options Report May 2007
 - Development Policies and Site Allocations DPD Sustainability Appraisal May 2007
 - Catford Town Centre Area Action Plan DPD Preferred Options Report July 2007
 - Catford Town Centre Area Action Plan DPD Sustainability Appraisal Report July 2007
 - Lewisham Town Centre Area Action Plan Preferred Options April 2007
 - Lewisham Town Centre Area Action Plan DPD Sustainability Appraisal April 2007
 - London Borough of Lewisham Housing Trajectories 2007-2022 (AMR 2006/2007)
 - LB of Lewisham Unitary Development Plan 2004
 - Deptford and New Cross Masterplan November 2007
 - Bromley Road Southend Emerging SPD 2008

Climate Change Impacts

- 3.17 The LB of Lewisham SFRA⁶ explains that no detailed modelling has been carried out within the Borough of Lewisham relating to the potential impacts of climate change, either with respect to the River Thames or the Rivers Ravensbourne and Quaggy. For planning purposes however, as a reasonable approximation, Flood Zone 2 as a result of climate change is considered to default to Flood Zone 3 in 100 years.
- 3.18 The SFRA goes on to state that it is clear that climate change will not markedly increase the extent of river flooding within most areas of Lewisham and therefore most areas outside of Flood Zones 3 will not be at substantial risk of flooding in the foreseeable future. However, for those areas that are at risk from flooding it is essential that the development control process carefully mitigates against the potential impact that climate change may have upon the risk of flooding to property.
- 3.19 With the above in mind, all sites affected by Flood Zone 2 and above have been recorded in the Dataset Tables in Appendix 1 as potentially being affected by future climate change effects regardless of projected timescales. The purpose of presenting this information is to reinforce the spatial planning context and to aid LB of Lewisham in considering the future suitability of sites for development.

⁶ Jacobs, (2008), Pg 27, LB of Lewisham, Strategic Flood Risk Assessment

Flood Risk Management Review and Recommendations

- 3.20 Appendix 2 titled 'Development Control Recommendations per Flood Zone' presents a description of the flood risk management requirements (as identified in the SFRA) per flood zone in a tabular format. The requirements inform development control officers and prospective developers of the likely flood risk management techniques required to mitigate development against flooding.
- 3.21 The 'Site Acceptability' recommendations conclude the Flood Risk Sequential Test by determining whether the proposed land use is acceptable in the context of PPS25. The outcome is based on the considerations given throughout the various stages of the Sequential Test, which includes the demonstration that alternative sites have been considered in terms of flood risk. A 'traffic light' approach has been used to illustrate the site's 'acceptability', as follows:

Acceptable = principle of proposed development has passed the Sequential Test and therefore deemed acceptable.

Acceptable/Exception Test Required = proposed development has not passed the Sequential Test because in principle the development type should not be allocated in high risk areas. Notwithstanding this, the site still could be deemed suitable for the proposed development if reasonably alternative sites are not available and should it pass the Exception Test.

Unacceptable = principle of proposed development has failed the Sequential Test and is therefore deemed unacceptable due to the reasonable availability of alternative sites elsewhere or where the use is not permitted within a particular flood zone (e.g. Flood Zone 3b Functional Flood Plain).

4.0 The Sequential Test Application

- 4.1 This section sets out the Sequential Test undertaken for the LB of Lewisham. A total of 75 sites were tested and have been sequentially recorded in the Sequential Dataset Table in Appendix 1 in terms of the flood zone they are located within. This Dataset Table shows a total of 30 of the 75 proposed sites are wholly located in Flood Zone 1. These sites are judged to be 'acceptable' for the proposed land use and are therefore not included in the 'Site Profiles' sections (Sections 5.0 to 10.0). Sites affected wholly or partly by Zones 2, 3a and 3b only are included in the profiles. Paragraphs 4.2 and 4.3 provide commentary on the sites affected by Flood Zone 1 only before moving on to the site profiles.

The Sequential Test: Sites affected by Flood Zone 1 only

- 4.2 As previously stated, in Flood Risk policy terms, Flood Zone 1 is the preferred location for new development. Its low probability of flooding poses a reduced flood risk threat compared to the other higher risk zones and is deemed suitable for all land uses. Sites located in higher risk areas should only be allocated if it can be demonstrated that there are no reasonably available alternative sites within Flood Zone 1. Development in these higher risk sites will be dictated by the proposed land use's vulnerability to flooding as indicated in Table 1, Section 3 of this document. Flood Zone 1 sites are detailed in the Dataset Tables in Appendix 1.
- 4.3 Flood Zone 1 sites with an identification (ID) not prefixed with 'ADD' have been proposed for allocation in the emerging Lewisham Local Development Framework or identified for significant re-development in the Deptford and New Cross Masterplan. Some of these sites are also identified in the Lewisham Housing Trajectories 2007-2025. Those site IDs prefixed with 'ADD' provide a group of reasonably available alternative sites to those located in higher flood risk areas. It should be noted that there is a limited land supply between the Flood Zone 1 sites. If the projected land use levels exceed the land capacity in Flood Zone 1, those sites in the higher risk areas that have been determined as 'unacceptable' for development, may need reconsidering. If this scenario occurs, Flood Zone 2 should be considered ahead of Flood Zone 3a.

The Sequential Test: Site Profiles for sites affected by Flood Zones 2, 3a and 3b

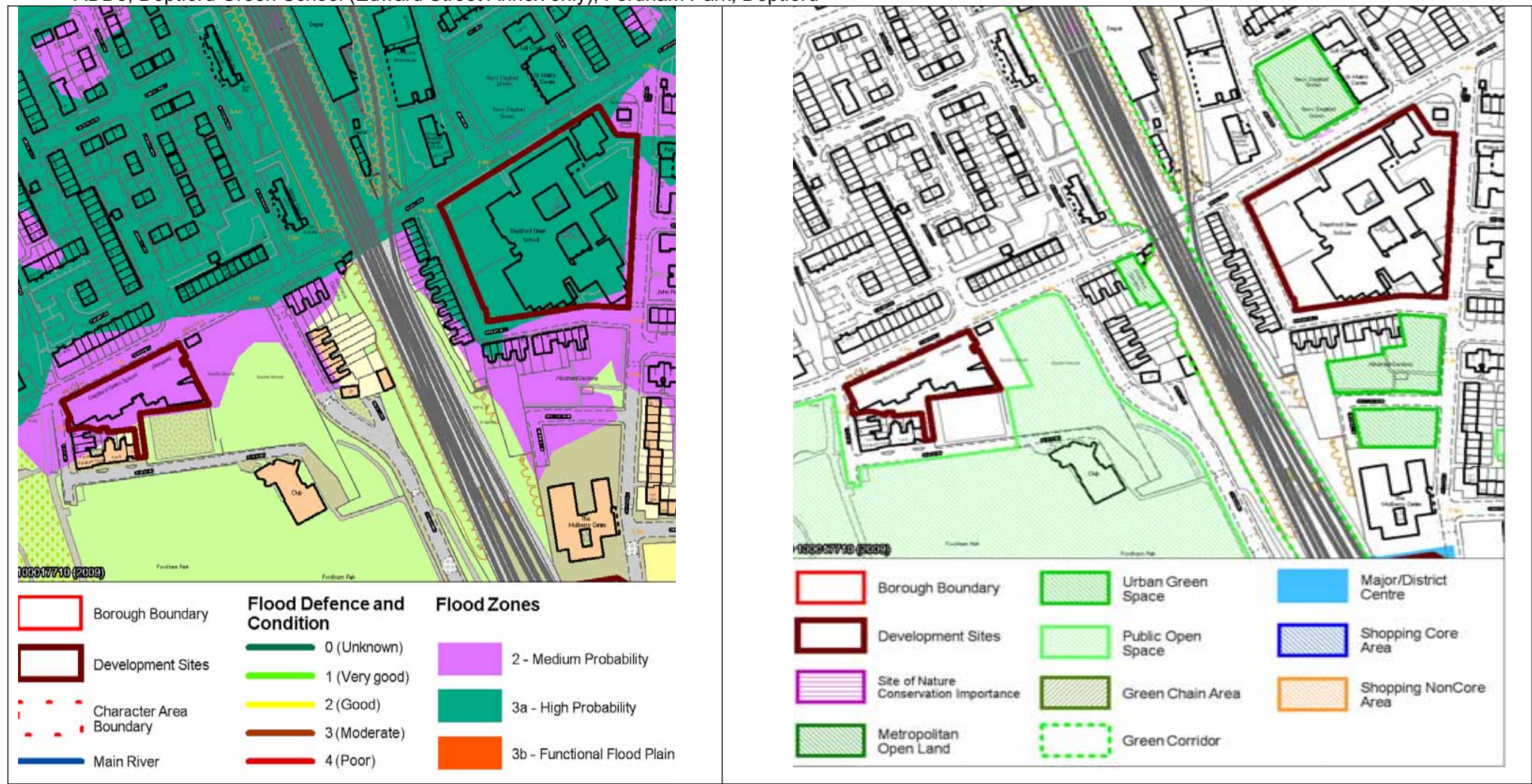
- 4.4 The purpose of the 'Site Profiles' is to add clarity to the determination of the site's acceptability in higher risk areas. The Site Profiles demonstrate:
- why the areas in higher risk zones have either passed or failed the Test;
 - that reasonably available alternative areas have been considered; and
 - actions recommended to LB of Lewisham or potential developers to ensure the most sustainable and therefore suitable areas are identified.
- 4.5 The Site Profiles also present site planning issues and indicate whether sites could be affected by likely climate change effects. This valuable information is not required by the PPS25 Sequential Test process (Ref. PPS25 Practice Guide, Fig. 4.1), but nevertheless provides a useful contribution by applying the spatial planning context and consequently helps in the delivery of sustainable development.

The Site Profiles which are documented on the pages that follow are presented in the following order:

- Site boundary falling within Flood Zones 1 and 2;
- Site boundary falling within Flood Zones 1, 2 and 3a;
- Site boundary falling within Flood Zones 2 and 3a;
- Site boundary falling within Flood Zone 3a; and
- Site boundary falling within Flood Zones 3a and 3b.

5.0 Sequential Test Site Profiles: Sites falling within Flood Zones 1 and 2

ADD5, Deptford Green School (Edward Street Annex only), Fordham Park, Deptford



ADD5, Deptford Green School (Edward Street Annex only), Fordham Park, Deptford

Flood Risk and Development

Flood Zone: **FZ1 & FZ2**

Proportion of site affected by Flood Zones: **FZ1 97%, FZ2 3%**

Proposed Land Use: **Redevelopment of School (D1)**

Vulnerability Classification: **More Vulnerable**

Exception Test required? **No**

Reasonably available alternative site/s in area of lower flood risk or the same flood risk zone? **No** - no other sites are available to accommodate school development.

Other types of development suitable for site (see Table 1, Section 3):

FZ1: A, B, C, D, E

FZ2: A, B(Exception Test required), C, D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land in use as a school
- Opportunity to redevelop a single school on the Edward Street Annex (smaller of the two sites delineated)
- New school building to serve the local catchment and create extra capacity
- Part of the BSF (Building Schools for the Future) programme
- Improvements to Fordham Park a possibility

Key Planning Constraints:

- Open space deficiency issues

Other material planning considerations:

It is considered that the re-location of the school is not a feasible option given that it is a necessary requirement in the existing location to serve the local catchment.

Site Acceptability (in accordance with PPS25:

- The site area (97%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for school development.
- The site area (3%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 within the borough.

6.0 Sequential Test Site Profiles: Sites with falling within Flood Zones 1 and 2 and 3a

Flood Risk Management Requirements

Applications for the development of sites located within Flood Zones 2 and 3a should demonstrate a number of flood risk management techniques. The techniques set out in Appendix 2 are development control recommendations for future development (minimum requirements) that should be applied by the local planning authority and conformed to by the developer.

ADD6: The Green Man Public House, Bromley Road



	Borough Boundary	Flood Defence and Condition	Flood Zones
	Development Sites	0 (Unknown)	2 - Medium Probability
	Character Area Boundary	1 (Very good)	3a - High Probability
	Main River	2 (Good)	3b - Functional Flood Plain
		3 (Moderate)	
		4 (Poor)	



	Borough Boundary	Urban Green Space	Major/District Centre
	Development Sites	Public Open Space	Shopping Core Area
	Character Area Boundary	Green Chain Area	Shopping NonCore Area
	Main River	Metropolitan Open Land	Green Corridor
		Site of Nature Conservation Importance	

ADD6, The Green Man Public House, Bromley Road, Downham

Flood Risk and Development

Flood Zone: **FZ1, FZ2 & FZ3a**

Proportion of site affected by Flood Zones: **FZ1 90%, FZ2 5%, FZ3a 5%**

Proposed Land Use: **Residential (C3)**

Vulnerability Classification: **More Vulnerable**

Exception Test (ET) required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3.1):

FZ1: A, B, C, D, E

FZ2: A, B(Exception Test required), **C, D, E**

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land
- Currently a vacant public house.
- The development will make a positive contribution towards achieving housing targets.

Key Planning Constraints:

- Has been part of numerous planning applications for housing development - may need to address any past design issues.
- Effect on the status of adjacent Listed Building
- Forthcoming Bromley Road/ Southend Village SPD
- Parking and access
- Change of use from A4 to C3

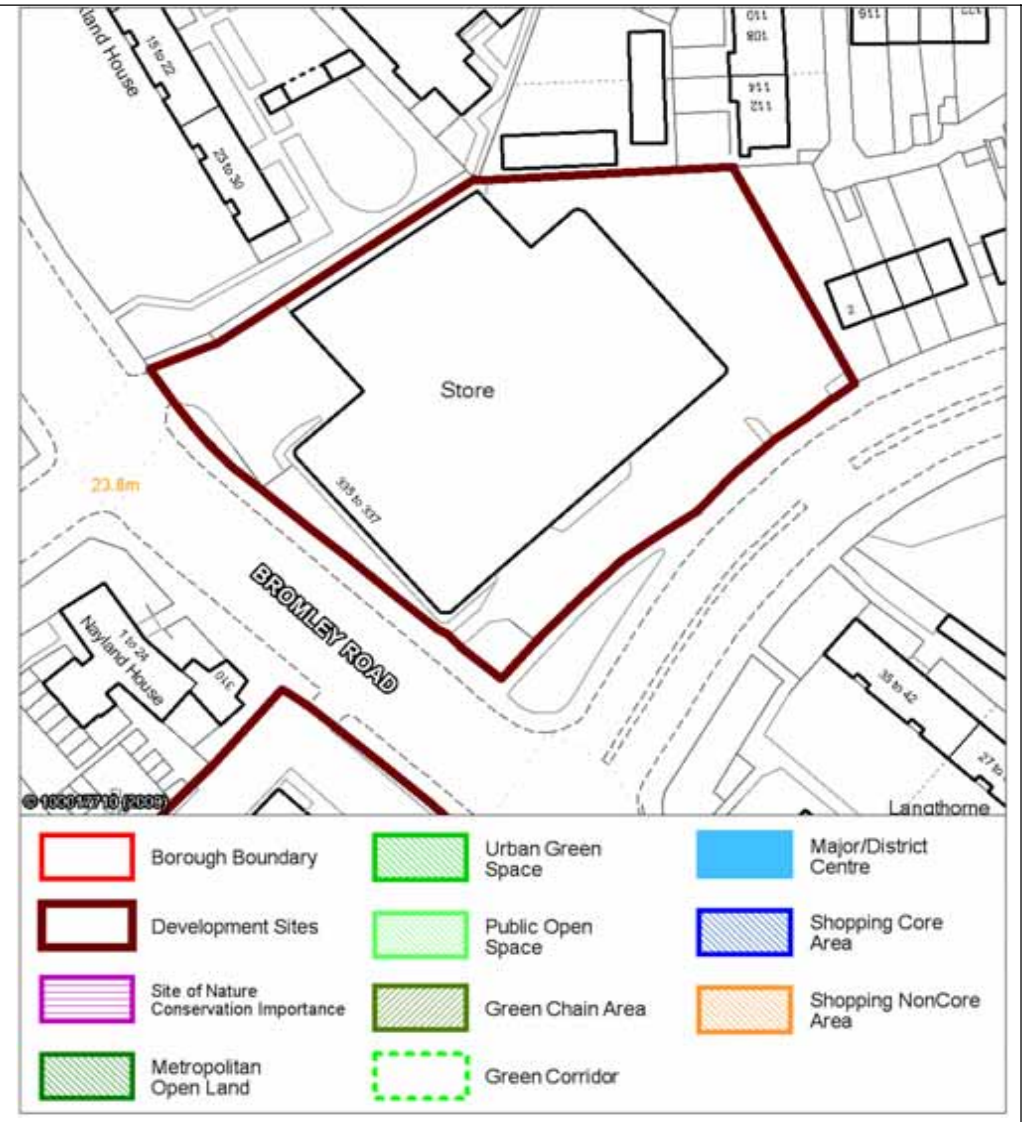
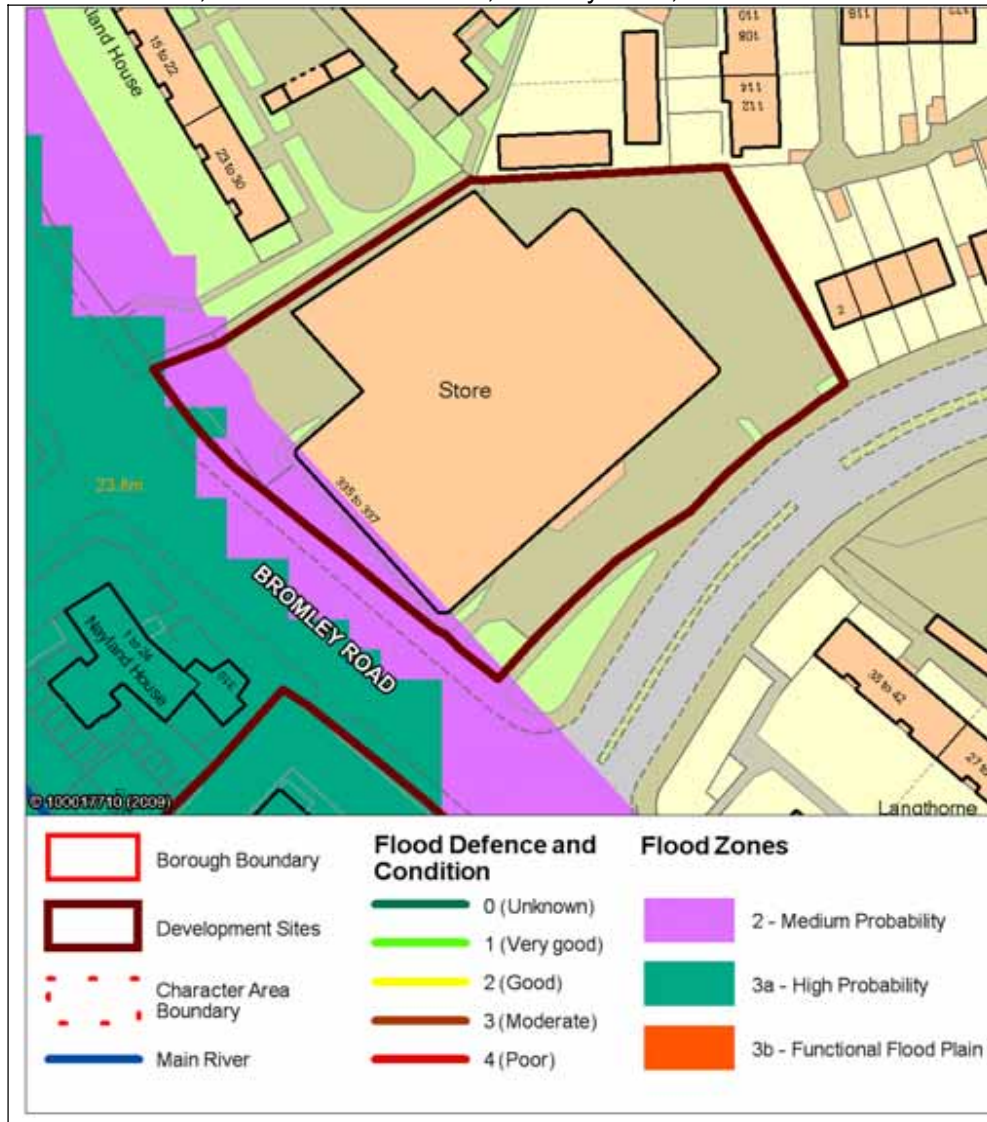
Other material planning considerations:

Given the relatively small portion of Flood Zones 2 and 3a affecting the site, it is considered that the proposed land use would be able to be located on the area of the site affected by Flood Zone 1.

Site Acceptability (in accordance with PPS25:

- The site area (90%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for residential development.
- The site area (5%) affected by Flood Zone 2 fails the Sequential Test because it is considered that in this instance the proposed development can be allocated in Flood Zone 1.
- The site area (5%) affected by Flood Zone 3a fails the Sequential Test because it is considered that in this instance the proposed development can be allocated in Flood Zone 1.

ADD8, The Former Courts site, Bromley Road, Downham



ADD8, The Former Courts site, Bromley Road, Downham

Flood Risk and Development

Flood Zone: **FZ1, FZ2, & FZ3a**

Proportion of site affected by Flood Zones **FZ1 90%, FZ2 8%, FZ3a 2%**

Proposed Land Use: **Mixed use incorporating Residential and Retail.**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required: **Yes** (More Vulnerable development if FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone: **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ1: A, B, C, D, E

FZ3a: A(Exception Test required), C(ET required), D, E

FZ2: A, B(ET required), C, D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- The development will make a positive contribution towards achieving housing targets.
- Improvement to the urban fabric
 - Create an active frontage to encourage greater natural surveillance.
 - Forthcoming Bromley Road / Southend Village

Key Planning Constraints:

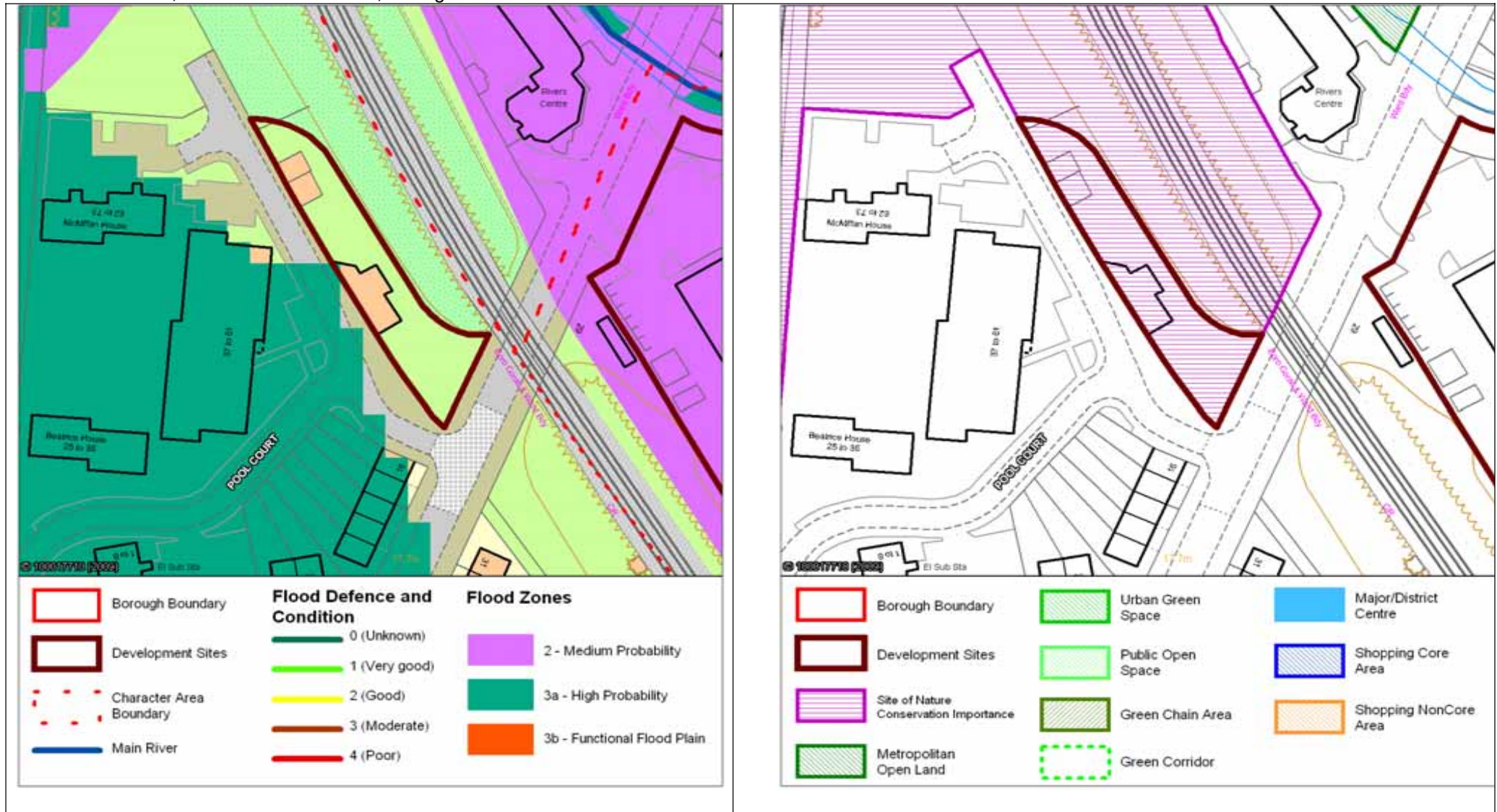
- Has been part of two previous applications for housing development which focused on issues around design and density
- Such schemes would need to be in character with surrounding residential environment.

Other material planning considerations:

Given the relatively small portion of Flood Zones 2 and 3a affecting the site, it is considered that the proposed land use would be able to be located on the area of the site affected by Flood Zone 1.

Site Acceptability (in accordance with PPS25:

- The site area (90%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for residential development.
- The site area (8%) affected by Flood Zone 2 fails the Sequential Test because in this instance it is considered that the proposed development can be allocated on developable land in Flood Zone 1.
- The site area (2%) affected by Flood Zone 3a fails the Sequential Test because it is considered that the proposed development can be allocated on developable land in Flood Zone 1. Flood Zone 3a should only be considered if developable land in Flood Zones 1 and 2 cannot accommodate all of the proposed land use allocations. If this is the case the Exception Test will need to be applied for the More Vulnerable development.



ADD15, Land off Fordmill Road, Bellingham
Flood Risk and Development

Flood Zone: **1, 2, 3a**

Proportion of site affected by Flood Zones: **FZ1 60%, FZ2 30%, FZ3a 10%**

Proposed Land Use: **Residential (C3)**

Vulnerability Classification: **More Vulnerable**

Exception Test required: **Yes**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone: **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ1: A, B, C, D, E

FZ2: A, B(Exception Test (ET) required), C, D, E

FZ3a: A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- The development will make a positive contribution towards achieving housing targets.

Key Planning Constraints:

- North end of site affected by Site of Nature Conservation Importance has had temporary permission for the use as a builder yard.
- Covered by criteria based policies protecting employment uses
- Restricted site close to the railway.
- Pollution and contaminated land issues would need to be resolved.

Other material planning considerations:

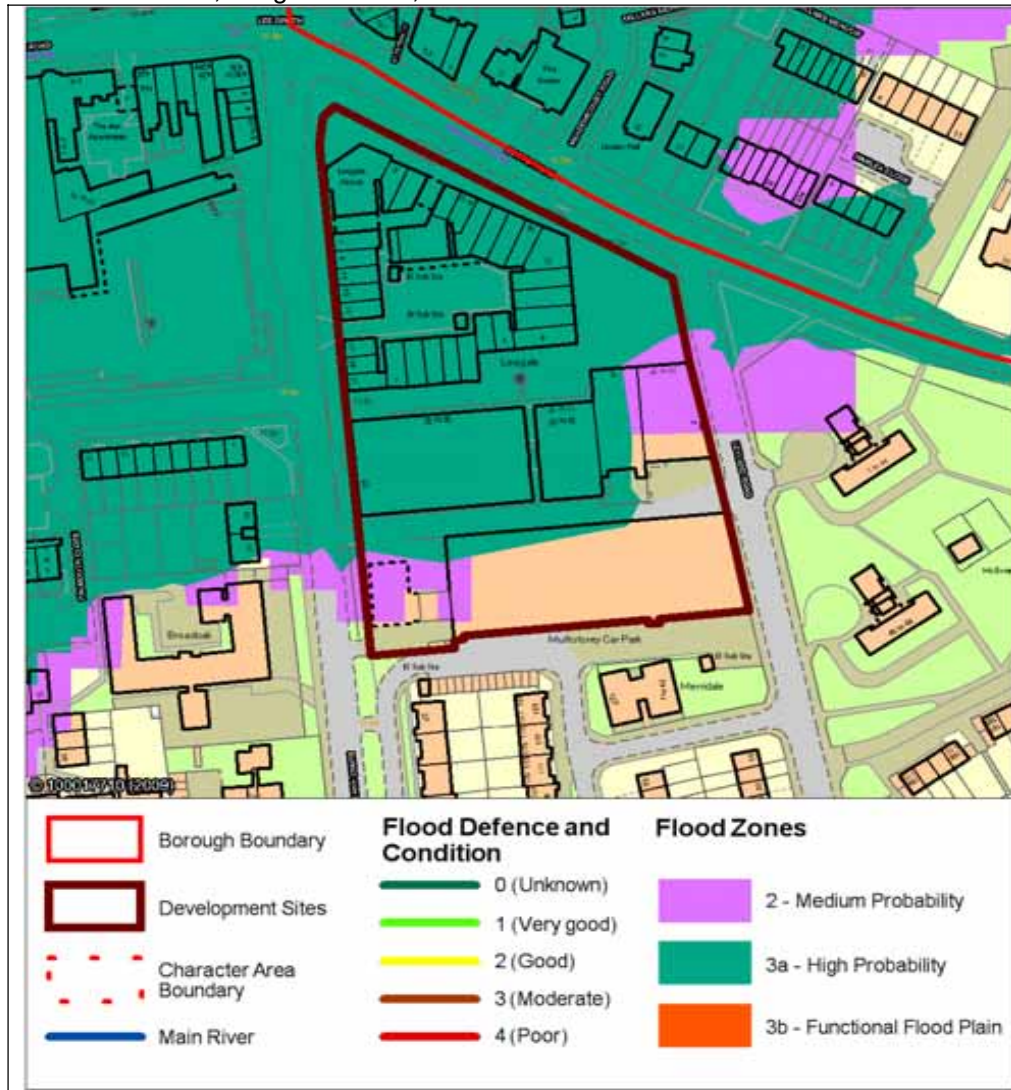
The proposed land use may not need to be specifically located on ADD15 and could be located anywhere in the borough.

Unless the whole proposed land use can be allocated in the FZ1 area of the site, it is recommended that the 7 alternative sites (ADD3, ADD6, ADD8, ADD14, ADD15, ADD16 and ADD18) located solely in the lower flood risk area of Flood Zone 1 are considered for the proposal. These sites are reasonably available alternatives and in terms of flood risk are located in a preferred location, which could potentially accommodate the proposed use. It is therefore recommended that these sites are allocated ahead of ADD15.

If, for some other matter, the alternative sites cannot accommodate the proposed use, then the Flood Zone 2 area of the site should be allocated before Flood Zone 3a.

Site Acceptability (in accordance with PPS25:

- The site area (60%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for residential development.
- The site area (18%) affected by Flood Zone 2 fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.
- The site area (2%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.



ADD17, Leegate Centre, Lee Green

Flood Risk and Development

Flood Zone: **FZ1, FZ2, FZ3a**

Proportion of site affected by Flood Zones: **FZ1 30%, FZ2 10%, FZ3a 60%**

Proposed Land Use: **Mixed Use - Retail, Residential, Offices, Hotel, Public Realm and associated Parking**

Vulnerability Classification: **More Vulnerable/Less Vulnerable**

Exception Test required: **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone?: **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ1: A, B, C, D, E

FZ2: A, B(Exception Test (ET) required), **C, D, E**

FZ3a: A(ET required), **C**(ET) required), **D, E**

Site Acceptability (in accordance with PPS25:

- The site area (30%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for all development.
- The site area (10%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1, an area at lower flood risk.
- The site area (60%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable development. However, if this portion is to be proposed for More Vulnerable development the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

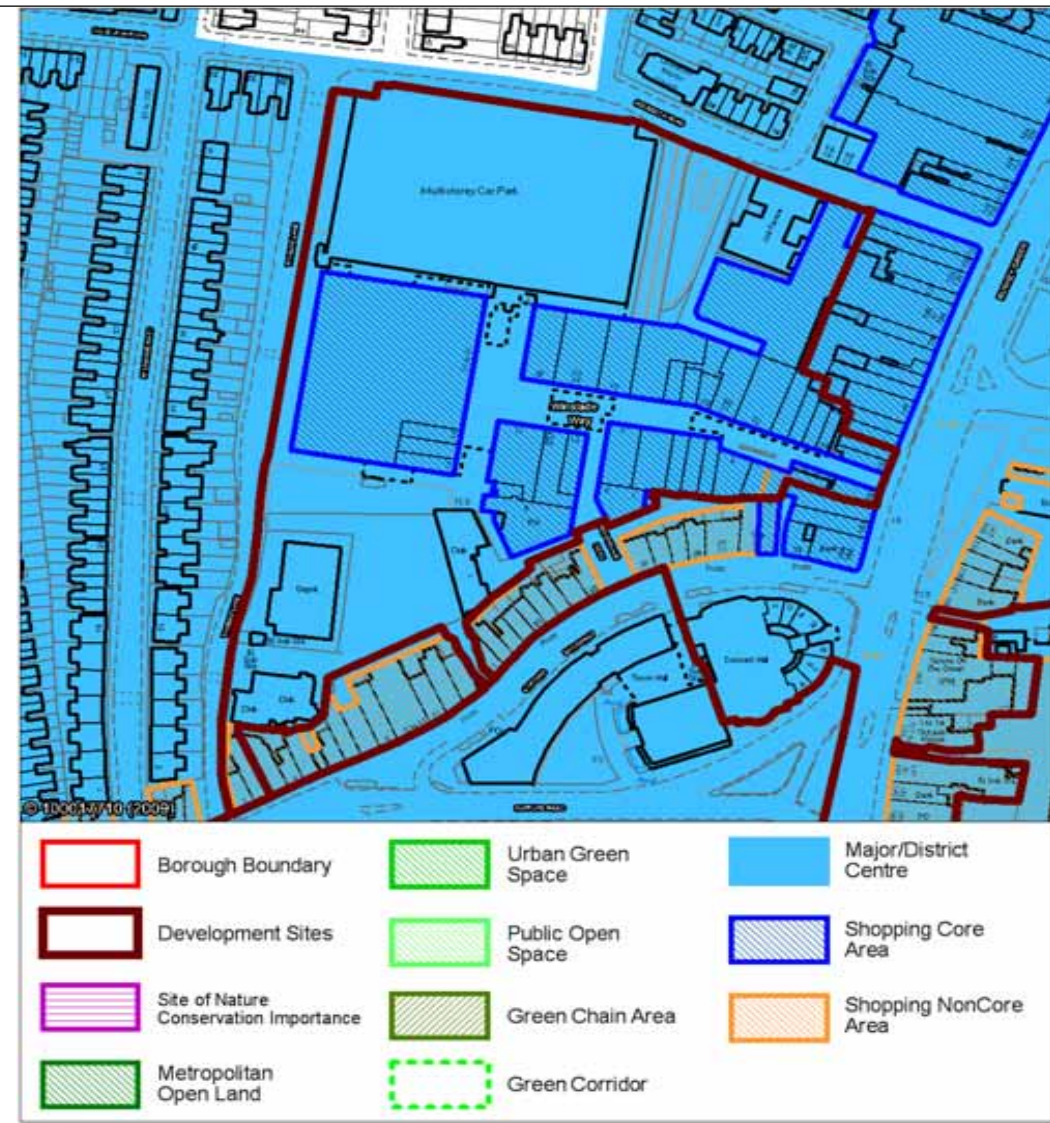
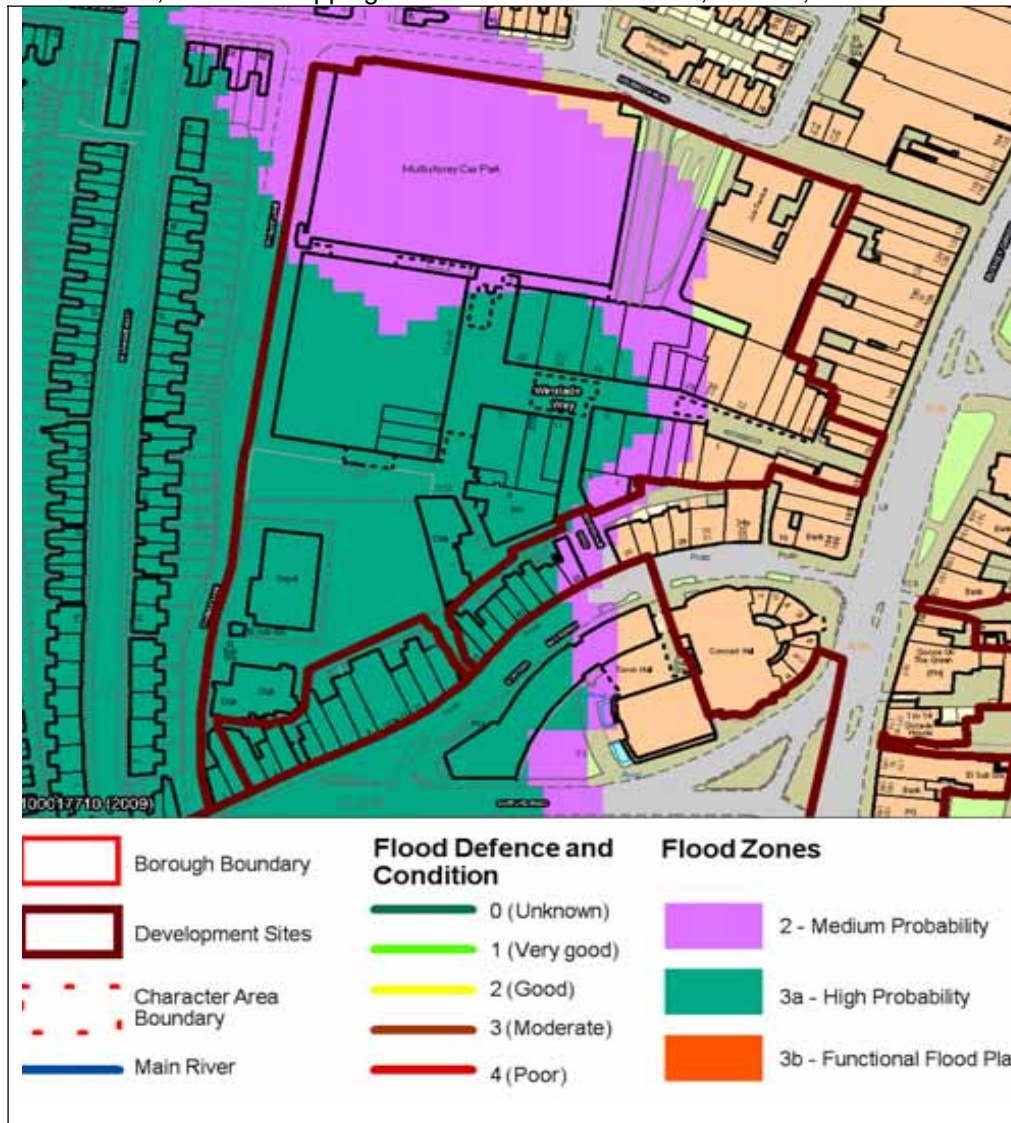
- PDL.
- District centre location.
- Site would support and reinforce the role of the Lee Green Centre within the retail and service hierarchy within the Borough.

Key Planning Constraints:

- Development needs to contribute to Lee Green as a place.

Other material planning considerations:

The proposed land use is location specific, given that it is essential to reinforce the role of the District Centre. Hence, proposed alternative sites in Flood 1, 2 & 3a are not suitably located to accommodate this specific land development proposal.



CAAP1, Catford Shopping Centre and Milford Towers, Catford, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 20%; FZ2 40%; FZ3a 40%**

Proposed Land Use: **Retail (A1, A2, A3, A4, A5), Commercial (B1a), Residential (C3), Community (D1), Leisure (D2)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3:
FZ1 - A, B, C, D, E
FZ2 - A, B (Exception Test (ET) required), C, D, E
FZ3a - A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (20%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for all land use development.
- The site area (40%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location
- Previously Developed Land
- Identified as central to the regeneration of the town centre and its future use
- The proposal provides an opportunity to provide:
 - a more appealing shopping environment
 - more variety of uses through office or commercial development
 - new and significant public space
 - better access through the site and to neighbouring areas

Key Planning Constraints:

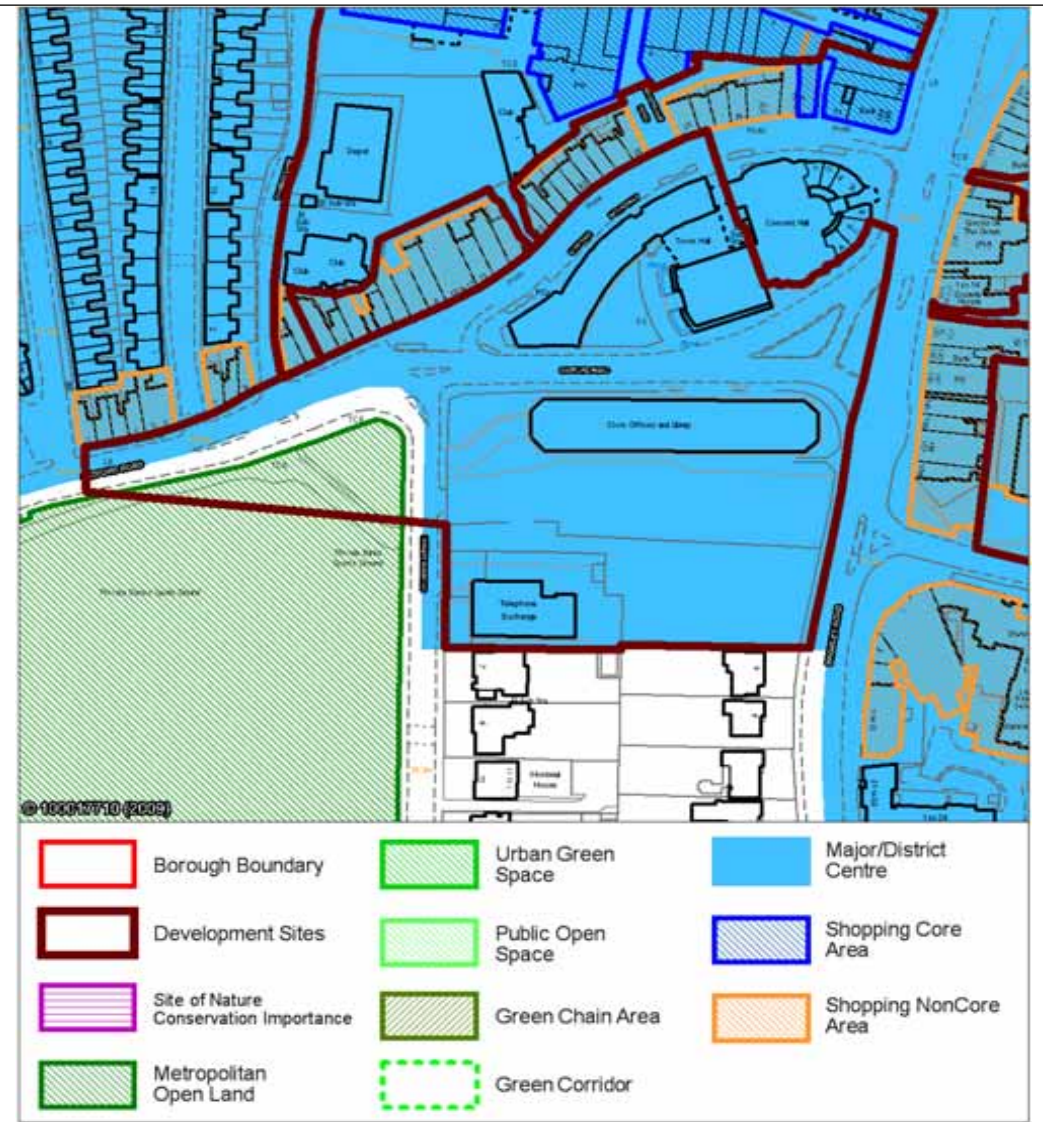
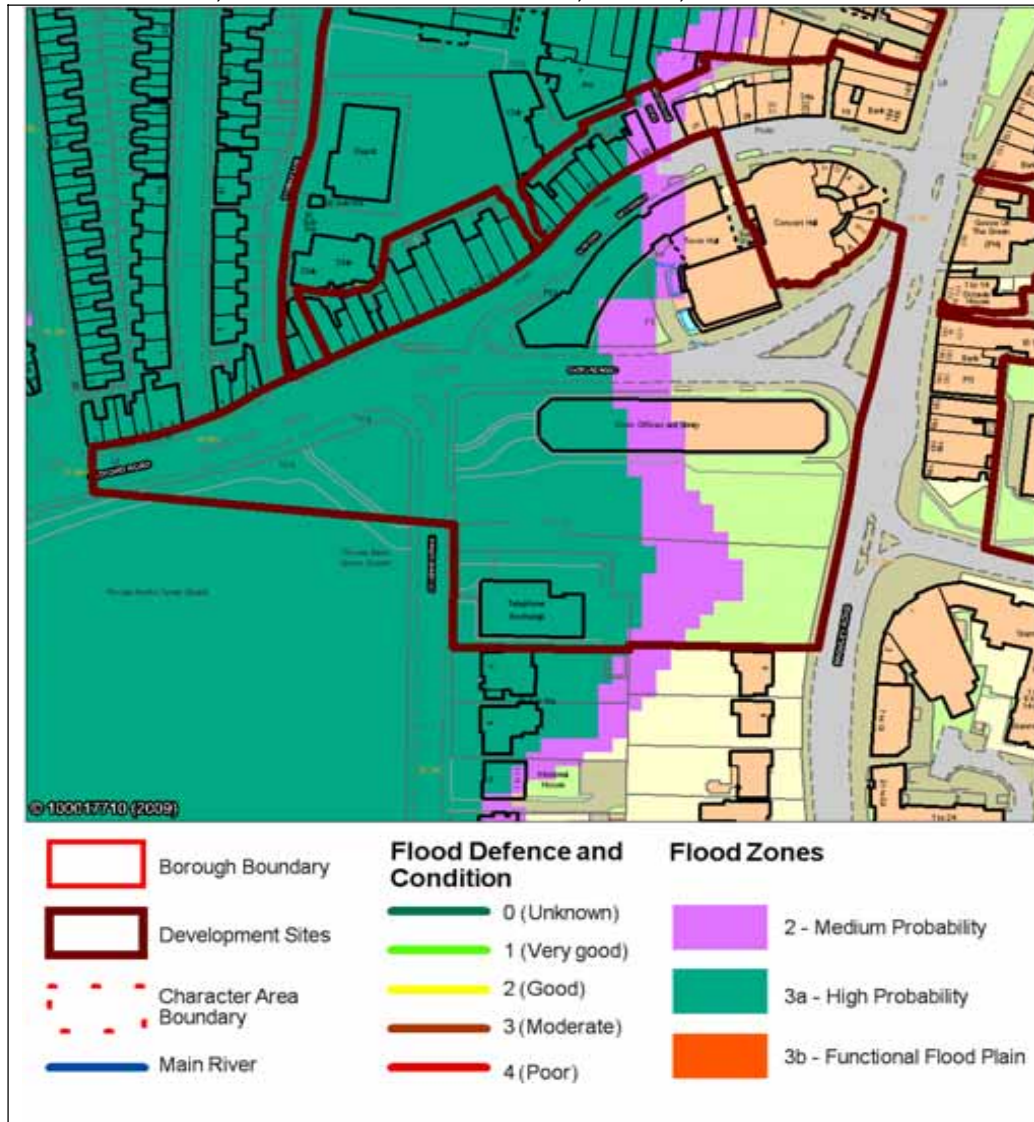
- Site ownership, management and the willingness of major landowners and tenants to facilitate redevelopment
- Issues surround vehicle access and traffic flows

Other material planning considerations:

The redevelopment of CAAP1 is location specific given that it is essential to the regeneration of Catford town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'CAAP' sites are identified as essential to the regeneration of Catford town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

- The site area (60%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable development. However, if this portion of the site is to be proposed for More Vulnerable development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



CAAP2, Civic Centre & South Circular, Catford, Lewisham
Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 30%; FZ2 10%; FZ3a 60%**

Proposed Land Use: **Civic Offices (D1/A2), Retail (A1, A2, A3, A5), Leisure (D1, D2), Residential (C3), Hotel Accommodation (C1)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3:

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), **C, D, E**

FZ3a - A(ET required), **C**(ET required), **D, E**

Site Acceptability (in accordance with PPS25:

- The site area (30%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for all land use development.
- The site area (10%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.
- The site area (60%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable development. However, if this portion of the site is to be proposed for More Vulnerable or Highly Vulnerable development the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location
- Previously Developed Land
- Site provides an opportunity to:
 - realign the South Circular (A205) to remove traffic from the town centre
 - allow creative pedestrian friendly use of the road space
 - provide for a mixture of new public spaces and buildings
 - allow better connectivity with the core shopping area
- Provision of mixed uses to support the predominantly civic use of the site

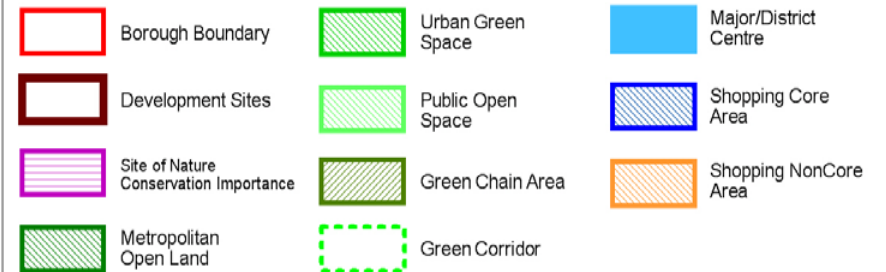
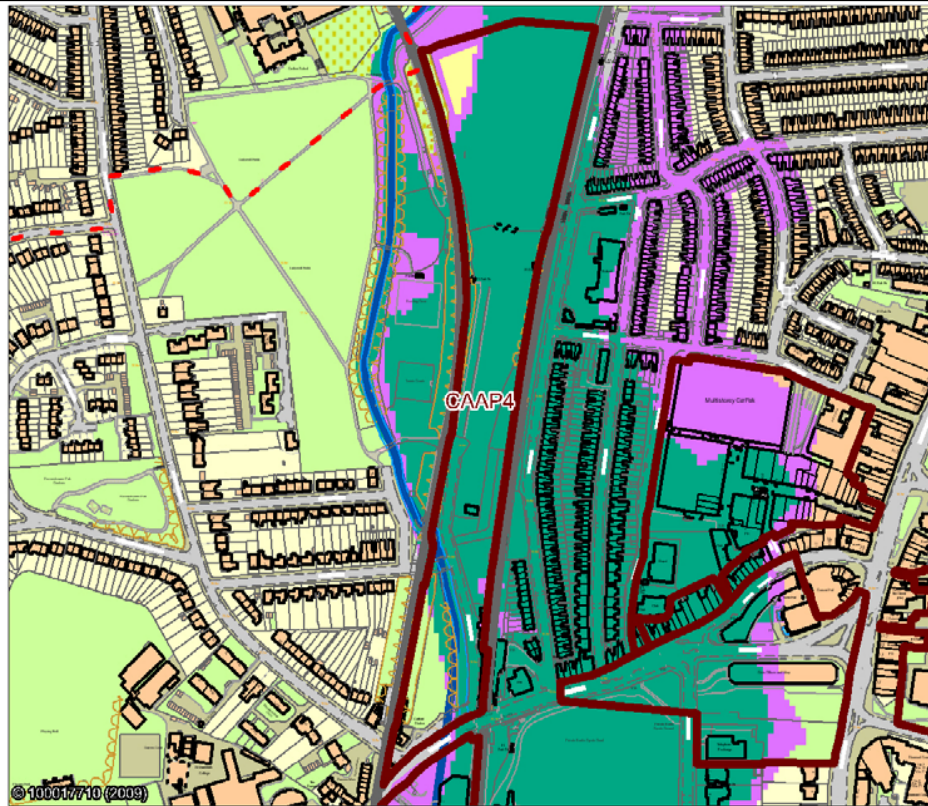
Key Planning Constraints:

- Site redevelopment is dependent on the realignment of the South Circular (A205) and the review of the Council's medium to long term office needs
- The Broadway Theatre and Town Hall Chambers are Listed.
- Loss of open space
- Adjacent to Culverley Green Conservation Area.
- Integration to existing transport network.

Other material planning considerations:

The redevelopment of CAAP2 is location specific given that it is essential to the regeneration of Catford town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'CAAP' sites are identified as essential to the regeneration of Catford town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.



CAAP4, Greyhound Stadium, Catford Road, Catford, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 5%; FZ2 5%; FZ3a 90%**

Proposed Land Use: **Residential (C3), Community (D1), Small Scale Retail (A1, A3), Business (B1), Open Space and Recreation**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required) , C, D, E

FZ3a – A (ET required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Close to town centre location.
- Previously Developed Land.
- Public transport hub.
- Site Under used and vacant
- Other uses proposed include a mixture of small scale integrated community, retail and office/commercial uses.
- The proposal provides an opportunity to improve the image of Catford town centre and will facilitate improved visual and physical links between the site, surrounding areas and the two railway stations.

Key Planning Constraints:

- Neighbouring Ladywell Fields are designated as Metropolitan Open Land, a Site of Nature Conservation Importance and a Green Corridor.
- Scale and type of redevelopment is constrained by the site's severance from the town centre.
- Thames Water holds concerns regarding water supply capability thus an upgrade to its assets may be required taking up to three years.
- Some trees may need retaining.
- Planning permission granted subject to a S106 agreement for a housing led mixed-use regeneration scheme with a focus on provision for key workers.

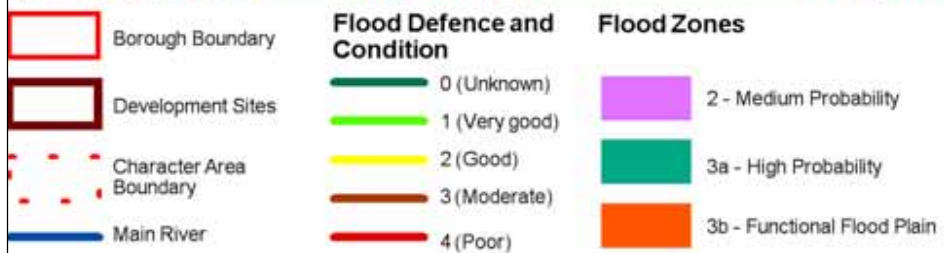
Other material planning considerations:

The redevelopment of CAAP4 is location specific given that it is essential to the regeneration of Catford town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this land development proposal.

Likewise, other 'CAAP' sites are identified as essential to the regeneration of Catford town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (5%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for all land use development.
- The site area (5%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.
- The site area (90%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable or Water Compatible development such as open space. However, if this portion of the site is to be proposed for More Vulnerable or Highly Vulnerable development the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



CAAP5, Wickes, Catford Road, Catford, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 60%; FZ2 20%; FZ3a 20%**

Proposed Land Use: **Residential (C3), Comparison Retail (A1), Employment (B1), Community Facilities (D1), Open Space**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exceptions Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land, close to town centre location.
- Site generally under used with a lack of uses above ground floor and surface level car parks.
- Proposal provides an opportunity to
 - contribute to an improved image of Catford town centre
 - capitalise on its close proximity to the town centre and public transport accessibility
 - improve the River Ravensbourne and accommodate pedestrians and cyclists subject to a feasibility on whether the River Ravensbourne can be improved along this site.
- Proposed high density mixed use scheme includes residential development, comparison and small scale convenience retail with the possibility of a hotel or visitors accommodation.

Key Planning Constraints:

- Site is in several ownerships and present owners are reluctant to relocate.
- The ground level difference between site and South Circular and the severance of the site from the town centre due to railway lines could result in access problems.
- The road layout and potential traffic congestion from increased vehicles could impact on the immediate and surrounding areas.
- River restoration, depth and splay problems.

Other material planning considerations:

The redevelopment of CAAP5 is location specific given that it is essential to the regeneration of Catford town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'CAAP' sites are identified as essential to the regeneration of Catford town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (60%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed suitable for all land use development.
- The site area (20%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.
- The site area (20%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable or Water Compatible development such as open space. However, if this portion of the site is to be proposed for More Vulnerable or Highly Vulnerable development the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DC06, Bell Green, Perry Vale, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 80%; FZ2 18%; FZ3a 2%**

Proposed Land Use: **Mixed Use inc. Residential (C3) and Retail (A1)**

Vulnerability Classification: **More Vulnerable/ Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land much of which has been vacant
- Contribution to local economy with business, retail and restaurant units

Key Planning Constraints:

- Possibly a lack of sewerage capacity to support the proposed development.
- Ensure that on site retail uses do not compete with the local town centres.
- Public transport provision to the site needs to be improved.

Other material planning considerations:

The proposed land use may not need to be specifically located on DC13 and could be located anywhere in the borough.

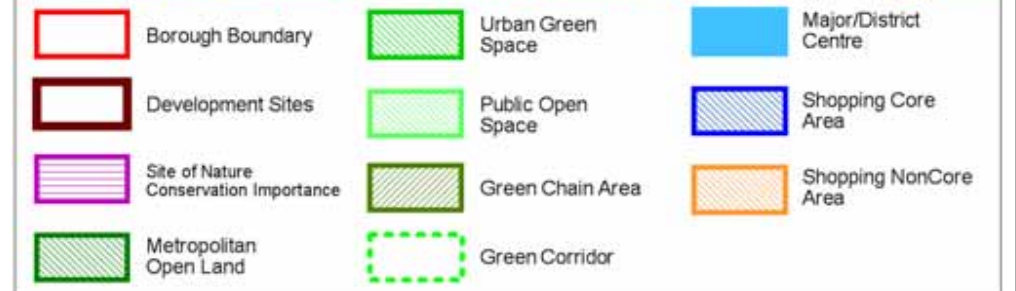
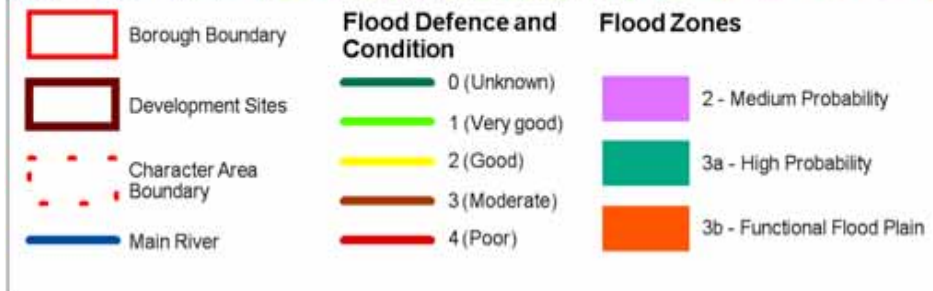
Unless the whole proposed land use can be allocated in the FZ1 area of the site, it is recommended that the 7 alternative sites (ADD3, ADD6, ADD8, ADD14, ADD15, ADD16 and ADD18) located solely in the lower flood risk area of Flood Zone 1 are considered for the proposal. These sites are reasonably available alternatives and in terms of flood risk are located in the preferred location, which could potentially accommodate the proposed use. It is therefore recommended that these sites are allocated ahead of DC06.

If, for some other matter, the alternative sites cannot accommodate the proposed use, then the Flood Zone 2 area of the site should be allocated before Flood Zone 3a.

Site Acceptability (in accordance with PPS25:

- The site area (80%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (18%) affected by Flood Zone 2 fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.

- The site area (2%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.



DC13, Giffin Street, Deptford

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 40%; FZ2 58%; FZ3a 2%**

Proposed Land Use: **Commercial (A2, B1), Leisure (D2), Residential (C3) and possible relocation of Tidemill School (D1)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exceptions Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3) :

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a – A (ET required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land in close proximity to town centre
- Core shopping area
- District centre
- Good public transport links
- Historic high street
- Concentration of creative industries providing employment and cultural diversity
- Focus for civic facilities, including a new school.

Key Planning Constraints:

- Deptford Conservation Area
- Area of public open space deficiency
- Poor pedestrian permeability

Other material planning considerations:

The proposed land use may not need to be specifically located on DC13 and could be located anywhere in the borough.

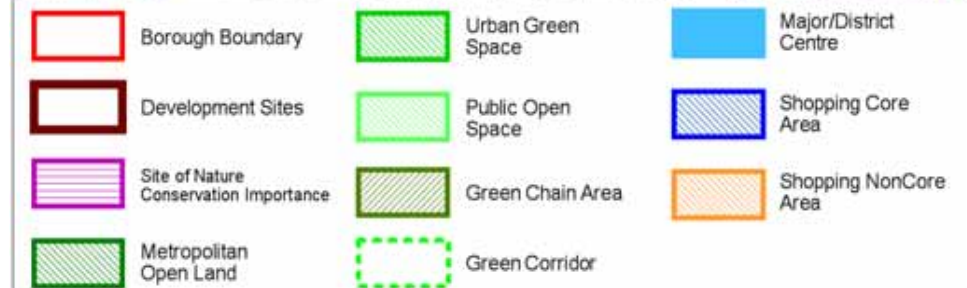
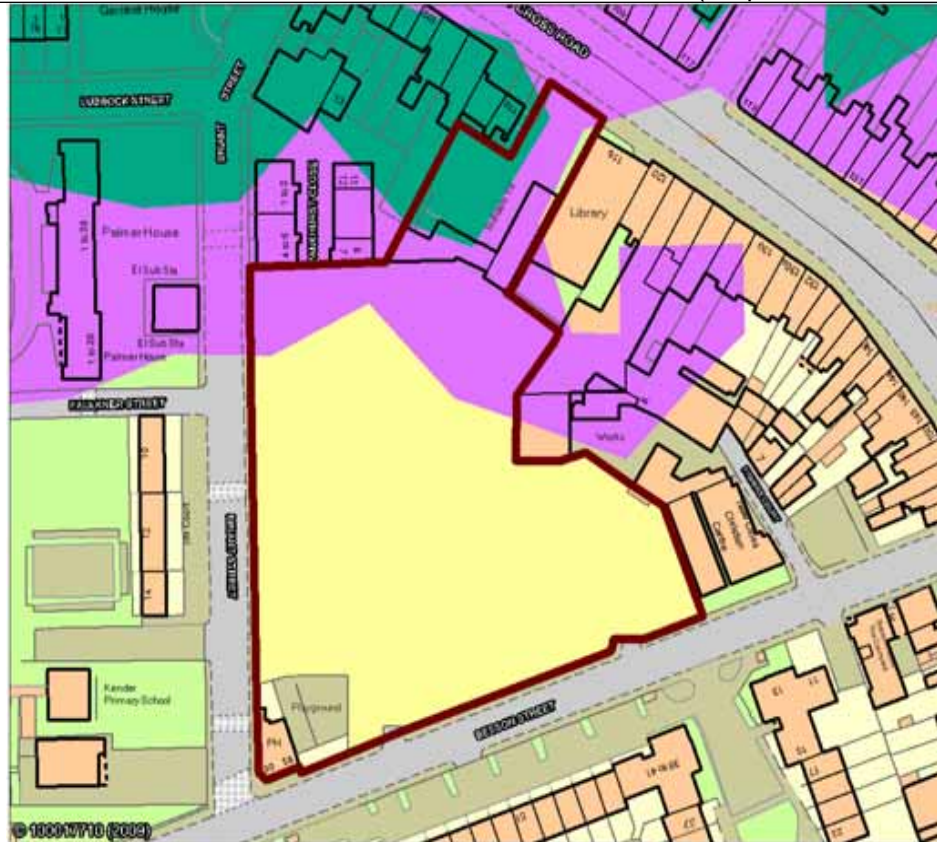
Unless the whole proposed land use can be allocated in the FZ1 area of the site, it is recommended that the 7 alternative sites (ADD3, ADD6, ADD8, ADD14, ADD15, ADD16 and ADD18) located solely in the lower flood risk area of Flood Zone 1 are considered for the proposal. These sites are reasonably available alternatives and in terms of flood risk are located in the preferred location, which could potentially accommodate the proposed use. It is therefore recommended that these sites are allocated ahead of DC13.

If, for some other matter, the alternative sites cannot accommodate the proposed use, then the Flood Zone 2 area of the site should be allocated before Flood Zone 3a.

Planning permission was granted 18.08.08 for change of use of Giffin business centre to new primary school on the car park, library, council services, community use, livework and office space, commercial/creative floorspace and residential.

Site Acceptability (in accordance with PPS25:

- The site area (40%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (58%) affected by Flood Zone 2 fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.
- The site area (2%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.



DC23, Kender Estate, New Cross Gate, Lewisham (proposed New Deal for Communities Centre)

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 70%; FZ2 20%; FZ3a 10%**

Proposed Land Use: **Residential, Outdoor play area, doctors surgery, gym, crèche, library, general community space and retail involving (A1, A2, A3, A4)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exceptions Test required: **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone: **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Development will provide a focal point for the New Cross Gate community and an architecturally striking landmark building serving as a catalyst for regeneration in the area.
- Part of the site within a Conservation Area.
- Proposal will be an important part of the New Deal for Communities development framework for the area and should lead to significant improvements to its social and physical characteristics.
- Sustainable development for a much needed community

Key Planning Constraints:

- Impact on Conservation Area.
- Balance of providing a number of uses in flood permitting places.
- Compulsory purchase of the Builders merchant and Public House.

Other material planning considerations:

The redevelopment of DC23 is location specific given that it is essential to the regeneration of New Cross Gate community and would contribute to the New Deal for Communities development framework. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Planning permission granted subject to S106 for mixed use scheme including residential, social and community facilities and a New Deal for Communities (NDC) Centre.

Site Acceptability (in accordance with PPS25:

- The site area (70%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (20%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.

- The site area (10%) affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable or Water Compatible development such as open space. However, if this portion of the site is to be proposed for More Vulnerable or Highly Vulnerable development the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DC26, 9 Staplehurst Road, Hither Green, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 40%; FZ2 30%; FZ3a 30%**

Proposed Land Use: **Residential (C3), Commercial (A2, B1) and Live/Work**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (40%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for commercial and residential development.
- The site area (30%) affected by Flood Zone 2 fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.
- The site area (30%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites are identified in Flood Zone 1, an area at lower flood risk.

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- Proposal will need to be compatible with the houses on Leahurst Road.
- Site is potentially an important site on the approach to Hither Green Station.
- Part of the site has planning consent.
- Proximity to railway.

Key Planning Constraints:

- Next to a site of nature conservation importance

Other material planning considerations:

The proposed land use may not need to be specifically located on DC26 and could be located anywhere in the borough.

Unless the whole proposed land use can be allocated in the FZ1 area of the site, it is recommended that 7 alternative sites (ADD3, ADD6, ADD8, ADD14, ADD15, ADD16 and ADD18) located solely in the lower flood risk area of Flood Zone 1 are considered for the proposal. These sites are reasonably available alternatives and in terms of flood risk are located in the preferred location, which could potentially accommodate the proposed use. It is therefore recommended that these sites are allocated ahead of DC26.

If, for some other matter, the alternative sites cannot accommodate the proposed use, then the Flood Zone 2 area of the site should be allocated before Flood Zone 3a.



LAAP01, Lewisham Gateway, Lewisham Road, Lewisham

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 5%; FZ2 5%; FZ3a 90%**

Proposed Land Use: **Retail (A1), Commercial (A2, B1) & Residential(C3), Educational (D1)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required: **Yes**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Site identified as being the catalyst for the regeneration of Lewisham town centre and is extremely important within the context of wider sustainability issues of the centre, borough, London and the Thames Gateway as a whole.
- Site provides a real opportunity for:
 - a large scale high density mixed use development
 - the establishment of a new direct linkage between the public transport interchange and Lewisham High Street
 - improvements to the bus services and public transport interchange
 - positively contributing to the increased provision of accessible and inclusive community facilities.
- Proposal comprises significant number of residential units above retail, office, hotel and leisure uses to enable the redevelopment, with public open space and possibly the relocation of Lewisham College to the site.
- Public park and square

Key Planning Constraints:

- Confluence of river
- Transport interchange
- Road layout
- Metropolitan Open Land
- Adjacent to Conservation area
- Public open space deficiency
- Noise
- Environmental conditions

Other material planning considerations:

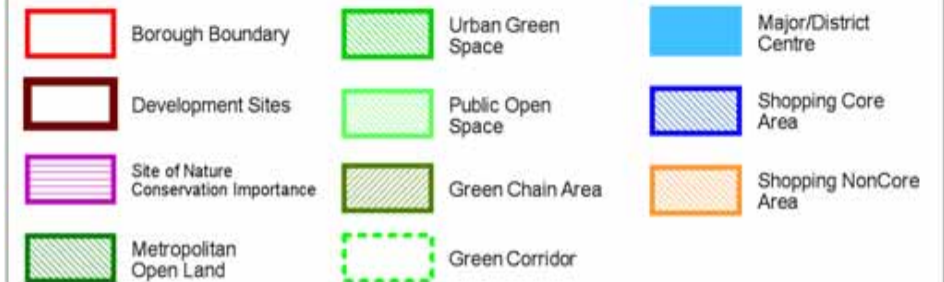
The redevelopment of LAAP01 is location specific given that it is absolutely essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Full planning permission granted on the 8.05.2009 for comprehensive mixed use redevelopment for retail, commercial/offices, restaurant and bar, take-away, hotel, residential, education, health and leisure facilities.

Site Acceptability (in accordance with PPS25:

- The site area (5%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (5%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.
- The site area (90%) affected by affected by Flood Zone 3a would satisfy the Sequential Test if this portion of the site is exclusively used for Less Vulnerable or Water-compatible development such as open space. However, should this portion of the site be proposed for the residential or educational development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 95%; FZ2 2.5%; FZ3a 2.5%**

Proposed Land Use: **Commercial (A2, B1), Residential (C3), Open Space**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required: **Yes**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3)

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (95%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (2.5%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.
- The site area (2.5%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable commercial development or Water-compatible open space. However, should this portion of the site be proposed for the residential development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Proposal provides opportunity to improve the public realm quality and to provide for a small amount of mixed-use development to its edge.
- Proposal provides an opportunity to:
 - improve the environmental quality of the area
 - offer new habitats for biodiversity
 - enhance pedestrian permeability and connectivity to Lewisham High Street.

Key Planning Constraints:

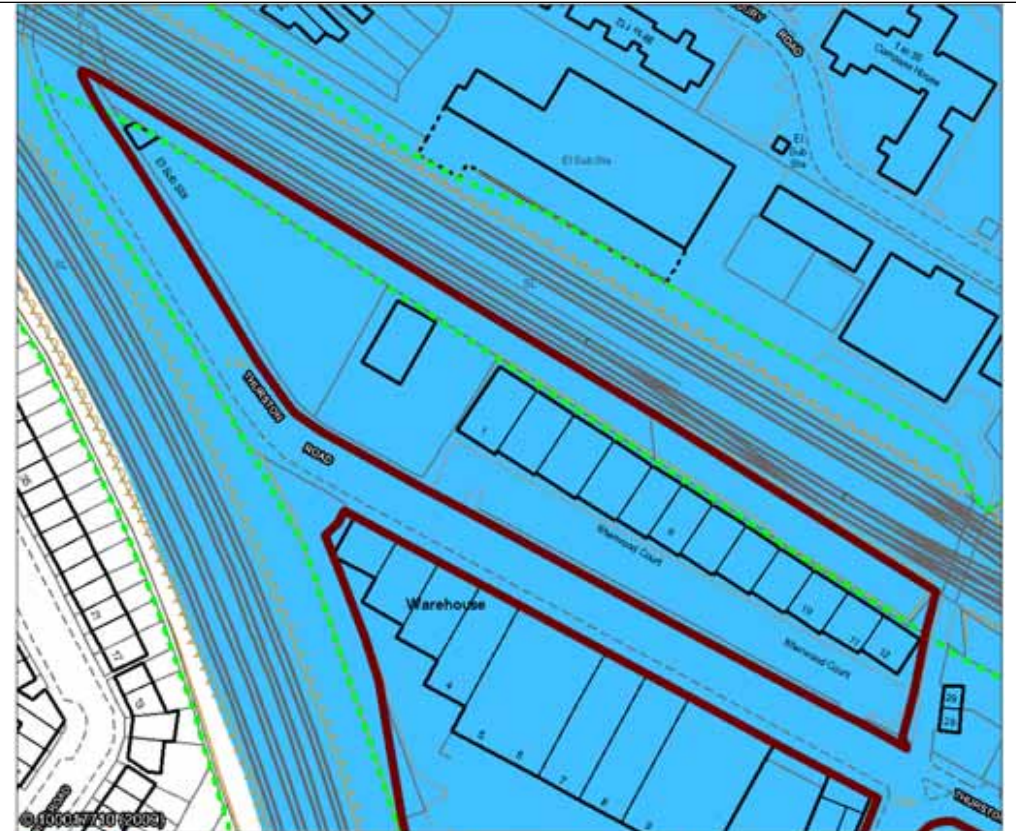
- Redevelopment of the site is dependent on the re-provision of the existing parking spaces to appropriate alternative locations.

Other material planning considerations:

The redevelopment of LAAP14 is location specific given that it is essential to the regeneration of Lewisham town centre. Regardless of the availability of potential alternative sites in Flood Zones 1 & 2, it is considered that the whole of the proposed land use could be allocated in Flood Zone 1 alone, given that it affects 95% of the site area.



	Borough Boundary	Flood Defence and Condition	Flood Zones
	Development Sites		0 (Unknown)
	Character Area Boundary		1 (Very good)
	Main River		2 (Good)
			3 (Moderate)
			4 (Poor)
			2 - Medium Probability
			3a - High Probability
			3b - Functional Flood Plain



	Borough Boundary		Urban Green Space		Major/District Centre
	Development Sites		Public Open Space		Shopping Core Area
	Site of Nature Conservation Importance		Green Chain Area		Shopping NonCore Area
	Metropolitan Open Land		Green Corridor		

Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 2%; FZ2 1%; FZ3a 97%**

Proposed Land Use: **Commercial (A2, B1) Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3)

FZ1 - A, B, C, (Exception Test (ET) required) D, E

FZ2 - A, B (ET required), C, D, E

FZ3a – A (ET required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Major town centre location.
- Previously Developed Land.
- Site provides an opportunity for more intensive commercial and industrial uses along the railway strip with potential for some residential on the upper floors at the western end.

Key Planning Constraints:

- Large number of environmental considerations
- Railway line
- Busy road
- Depth of site
- Located near an aquifer

Other material planning considerations:

The redevelopment of LAAP12 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

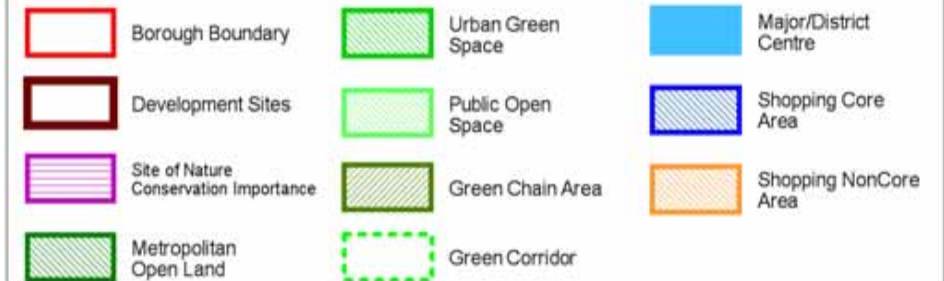
Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Outline planning application submitted on 24.09.08 for a mixed use scheme, comprising residential, commercial, leisure, non-residential institution (replacement of the City Mission) and open space.

Site Acceptability (in accordance with PPS25:

- The site area (2%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for all land use development.
- The site area (1%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 in the borough.

- The site area (97%) affected by affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial development component of the proposed land use is proposed at ground level.



Flood Risk and Development

Flood Zone: **FZ1 and FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 98%; FZ2 1%; FZ3a 1%**

Proposed Land Use: **Residential (C3), Retail (A1) & Open Space**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required: **Yes** (for more Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (98%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for commercial and residential development.
- The site area (1%) affected by Flood Zone 2 satisfies the Sequential Test and is therefore deemed acceptable for commercial and residential development.
- The site area (1%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable commercial development or Water-compatible open space. However, should this portion of the site be proposed for the residential development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Provides a significant development opportunity for a new park and small amount of mixed-use development to its edge with pedestrian and cycle links
- Proposal provides an opportunity to:
 - improve the environmental quality of a largely residential area,
 - offer new habitats for biodiversity
 - enhance pedestrian permeability and connectivity to the high street.

Key Planning Constraints:

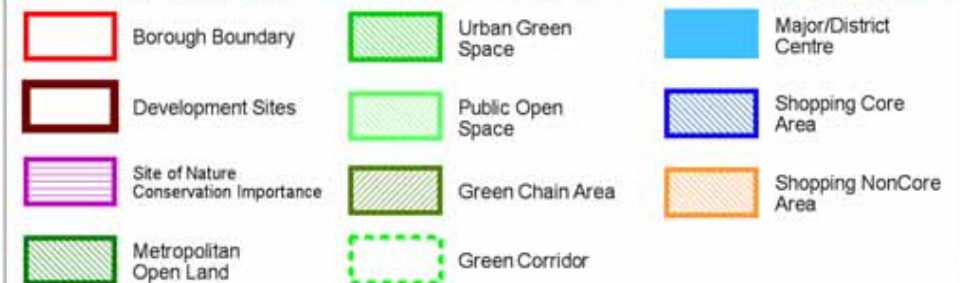
- Railway lines to the west form a barrier between the site and town centre.

Other material planning considerations:

The redevelopment of LAAP13 is location specific given that it is essential to the regeneration of Lewisham town centre. Regardless of the availability of potential alternative sites in Flood Zones 1 & 2, it is considered that the whole of the proposed land use could be allocated in Flood Zone 1 alone, given that it affects 98% of the site area.

7.0 Site Profiles: Site Boundary falling within Flood Zones 1 and 3a

Applications for the development of sites located within Flood Zone 3a should demonstrate a number of flood risk management techniques. The techniques set out in Appendix 2 are development control recommendations for future development (minimum requirements) that should be applied by the local planning authority and conformed to by the developer.



LAAP14, Conington Road – Tesco Block, Lewisham
Flood Risk and Development

Flood Zone: **FZ1 and FZ3a**

Proportion of site affected by Flood Zones: **FZ1 98%; FZ3a 2%**

Proposed Land Use: **Large Scale Retail (A1) and Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ1 - A, B, C, D, E

FZ3a - A(Exception Test (ET required), **C**(ET required), **D, E**

Site Acceptability (in accordance with PPS25:

- The site area (98%) affected by Flood Zone 1 satisfies the Sequential Test and is therefore deemed acceptable for commercial and residential development.
- The site area (2%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable commercial development. However, should this portion of the site be proposed for the residential development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Area identified as one of the most accessible locations in the borough within easy walking distance of the main Lewisham interchange and Elverson Road DLR.
- Site considered suitable for active uses on the ground floor, residential on the upper floors and public open space.
- Residential component presents opportunity to contribute positively to the creation of a new town centre community.
- Proposal presents a key opportunity to improve existing poor environmental and ecological aspects.

Key Planning Constraints:

- The railway lines form a barrier between the site and the town centre.
- Existing retail use. Possibility that site would become available towards the end of the LDF period.

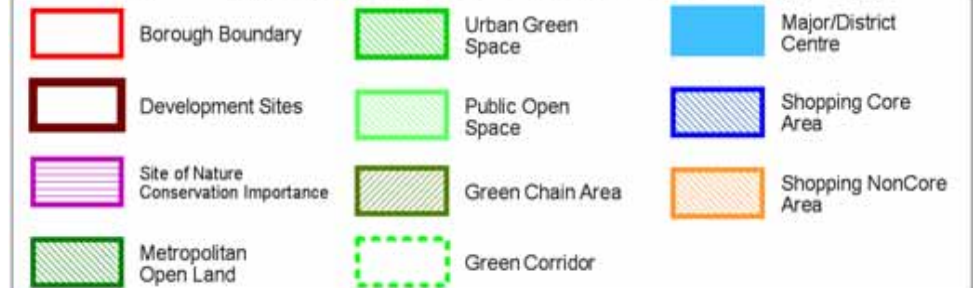
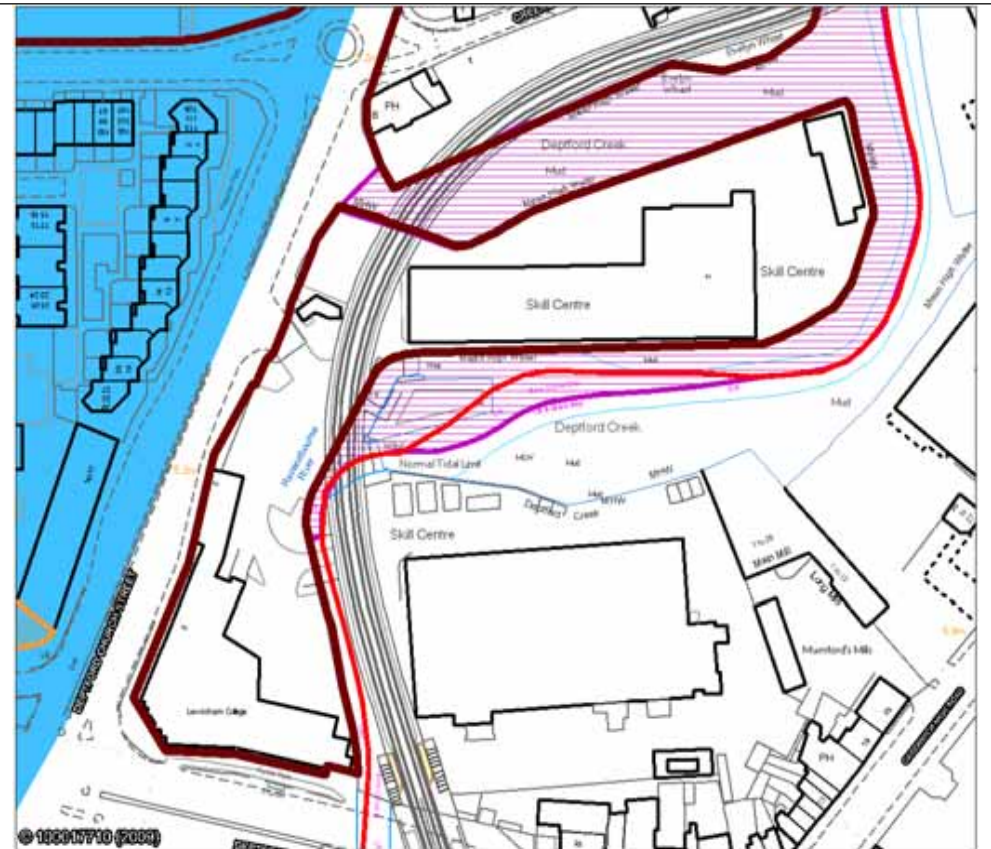
Other material planning considerations:

The redevelopment of LAAP14 is location specific given that it is essential to the regeneration of Lewisham town centre. Regardless of the availability of potential alternative sites in Flood Zones 1 & 2, it is considered that the whole of the proposed land use could be allocated in Flood Zone 1 alone, given that it affects 98% of the site area.

8.0 The Sequential Test Site Profiles: Sites falling within Flood Zones 2 and 3a

Flood Risk Management Requirements

Applications for the development of sites located within Flood Zones 2 and 3a should demonstrate a number of flood risk management techniques. The techniques set out in Appendix 2 are development control recommendations for future development (minimum requirements) that should be applied by the local planning authority and conformed to by the developer.



ADD4, Lewisham College, Deptford
Flood Risk and Development

Flood Zone: **FZ2 & FZ3a**

Proportion of site affected by Flood Zones: **FZ2 35%, FZ3a 65%**

Proposed Land Use: **Adult education college (D1) & Residential (C3) Quasi-Retail (vocational training)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3)

FZ2: A, B(Exception Test (ET), C, D, E
FZ3a: A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (35%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (65%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable or Water-compatible development such as playing fields. However, should this portion of the site be proposed for residential or educational development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

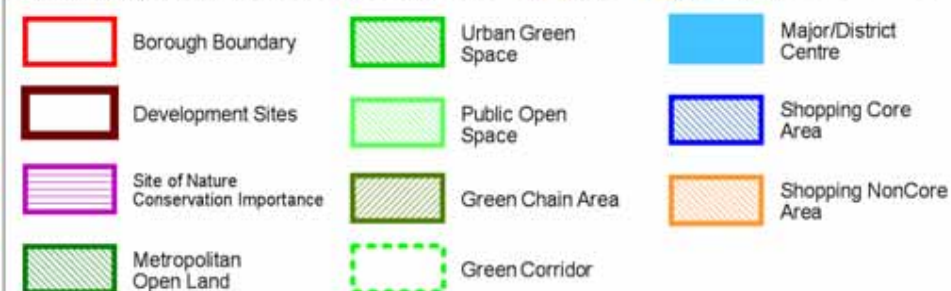
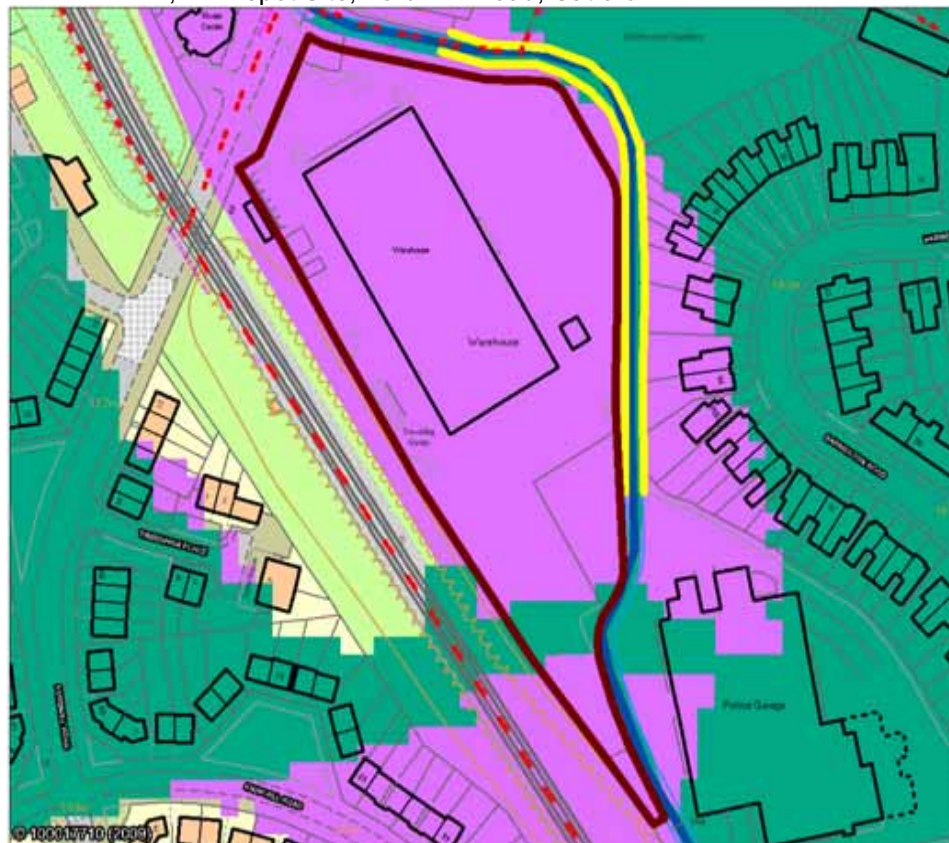
- Previously Developed Land.
- The development will contribute towards achieving housing targets.
- Provision of a new larger adult education college
- Improved cycle routes and better transport interchange with DLR

Key Planning Constraints:

- Creek
- Impact on Conservation area and listed building
- DLR
- Poor connectivity, especially across the creek
- Part of the site falls within the London Borough of Greenwich.
- The Lewisham Way site also forms part of the overall development site. Planning issues over this site would need to be overcome to ensure deliverability of this site.

Other material planning considerations:

The development of ADD4 is very location specific given that the expansion of the school is tied to the existing site. The provision of extra educational capacity is essential to serving the local community. Assuming the residential element of the land use proposal is fundamental, say in financially contributing towards the educational development element, to the expansion of the school then potential alternative sites in Flood Zone 1 are not considered suitable to accommodate this specific land uses.



ADD11, BT Depot Site, Fordmill Road, Catford

Flood Risk and Development

Flood Zone: **FZ2 & FZ3a**

Proportion of site affected by Flood Zones: **FZ2 90%, FZ3a 10%**

Proposed Land Use: **Employment uses B1, B2 & B8 and Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ2: A, B(Exception Test (ET) required), C, D, E

FZ3a: A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (90%) affected by Flood Zone 2 fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 1, an area at lower flood risk.
- The site area (10%) affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 1, an area at lower flood risk.

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- The development of the site will contribute towards achieving housing targets

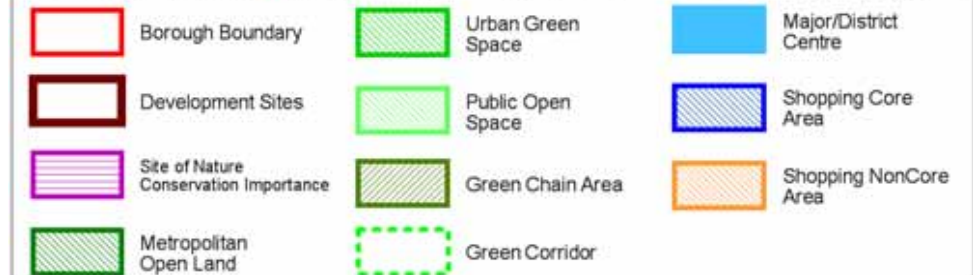
Key Planning Constraints:

- Existing industrial uses may need to be relocated if still operational.
- Designated Defined Employment Area
- Access of large vehicles into the site
- London Plan Strategic Industrial Location

Other material planning considerations:

A total of 7 alternative sites are located in the lower flood risk area of Flood Zone 1. The proposed employment and residential land uses suggest that the development need not be specifically accommodated on ADD11 and could be located elsewhere in the borough. ADD8 could be a suitable alternative given its former use as a large retail unit and thus similar land use to those proposed for ADD11.

ADD8 falls within Flood Zone 1 and is a reasonably available alternative site in terms of flood risk. It is therefore recommended that this site is allocated ahead of ADD11.



DC03, New Cross Hospital Site, Avonley Road, New Cross, Lewisham

Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 5%; FZ3a 95%**

Proposed Land Use: **Mixed Use with Community & Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a – A (Exception Test (ET) required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- To include a community facility to make the development more sustainable.
- The proposal provides an opportunity to improve biodiversity on the site.

Key Planning Constraints:

- Account need to taken of Listed Buildings on New Cross Road.
- There is only moderate access to public transport.

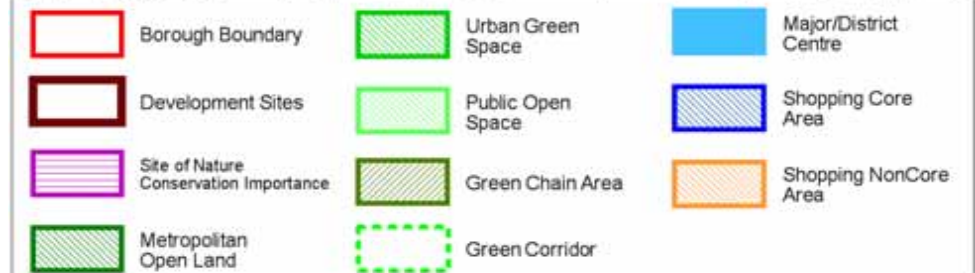
Other material planning considerations:

Should a community facility be confirmed in the proposal the site may be reconsidered for development of this kind, given that it is location specific.

Notwithstanding the inclusion of a community facility, a total of 7 alternative sites are located in the lower flood risk area of Flood Zone 1. The proposed residential land use suggests that development need not be specifically accommodated on DC03 and could be located anywhere in the borough. Any of the 7 alternative sites (ADD3, ADD6, ADD8, ADD14, ADD15, ADD16 and ADD18) that fall within Flood Zone 1 are reasonably available alternative sites in terms of flood risk and could potentially accommodate the proposed use. It is therefore recommended that these sites are allocated ahead of DC03.

Site Acceptability (in accordance with PPS25:

- The site area (5%) affected by Flood Zone 2 fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 1, an area at lower flood risk.
- The site area (95%) affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 1, an area at lower flood risk.



ER04 Kender Estate, New Cross Gate, Lewisham

Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 5%; FZ3a 95%**

Proposed Land Use: **Residential (Estate Renewal)**

Vulnerability Classification: **More Vulnerable**

Exceptions Test required: **Yes**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone: **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ1 - A, B, C, D, E

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a – A (ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (5%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (95%) affected by Flood Zone 3a would have to pass the Exception Test for the proposed development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

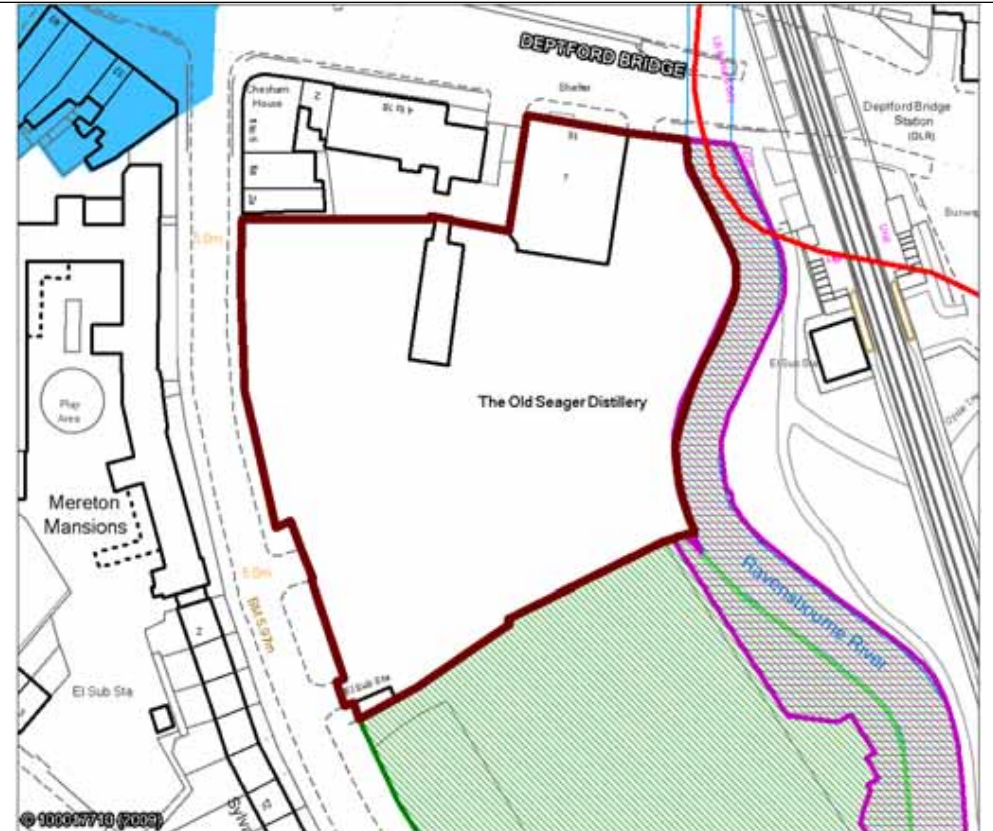
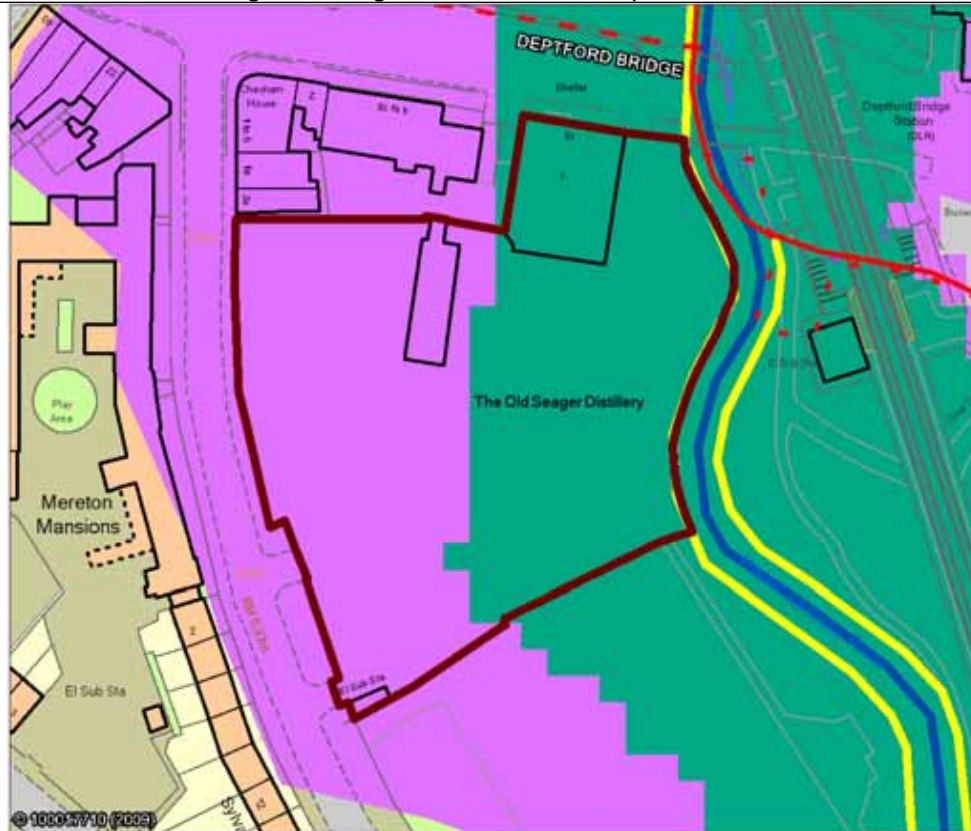
- Proposal will lead to significant improvements to its social and physical characteristics of a large run down social housing estate
- Opportunity to reduce flood risk to the site

Key Planning Constraints:

- Environmental impacts
- Mostly (95%) Flood Zone 3a location

Other material planning considerations:

The redevelopment of ER04 is location specific given that it is an existing social housing estate that is proposed for redevelopment.



DC09, Seager Building, Brookmill Road, Deptford, Lewisham

Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 50%; FZ3a 50%**

Proposed Land Use: **Employment (B1), Retail (A1), Gallery (D1), Residential (inc Live/Work) (C3)**

Vulnerability: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- Identified as a Major Development Opportunity.
- Good transport links - adjacent to station on the Docklands Light Railway and fronts major through route.
- Proposal will take full advantage of the sustainable location.
- Redevelopment will increase green elements on what is currently a hard landscaped site which will improve biodiversity.

Key Planning Constraints:

- Environmental impacts

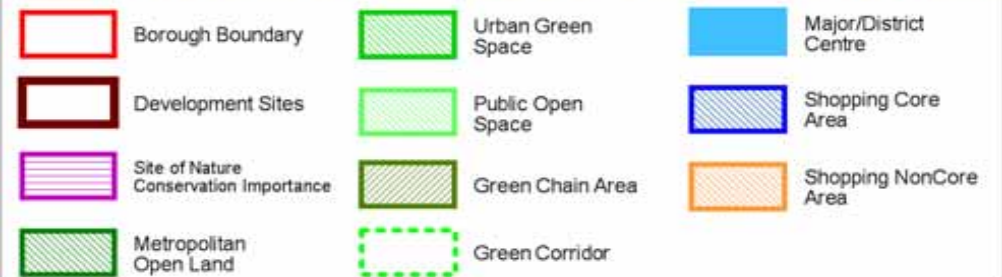
Other material planning considerations:

An extant planning permission exists for a mixed use development including a residential tower. Construction of Phase 1 commenced. A planning application submitted for variation to subsequent phases, accompanied by a Sequential and an Exception Test, has subsequently been approved by the Council working in partnership with the EA.

Site Acceptability (in accordance with PPS25:

- The site area (50%) affected by Flood Zone 2 satisfies the Sequential Test as there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (50%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for less vulnerable development or water compatible development. However, should this portion of the site be proposed for residential or educational development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

LAAP05, Lee High Road Sites - Western End, Lewisham



Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 10%; FZ3a 90%**

Proposed Land Use: **Retail (A1, A3, A4), Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ2 - A, B (Exception Test (ET) required), **C, D, E**

FZ3a - A(ET required), **C**(ET required), **D, E**

Site Acceptability (in accordance with PPS25:

- The site area (10%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (90%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial development component of the proposed land use is proposed at ground level.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Site identified as an opportunity to retain and enhance existing character of the western end of Lee High road as an area for specialist retail and the evening economy.
- Proposal will provide the redevelopment of single storey shops to include small retail or food and drink units at ground floor and residential or offices above.
- The proposal should increase the provision of high quality affordable homes, increase access to the River Quaggy and will enhance the local economy.

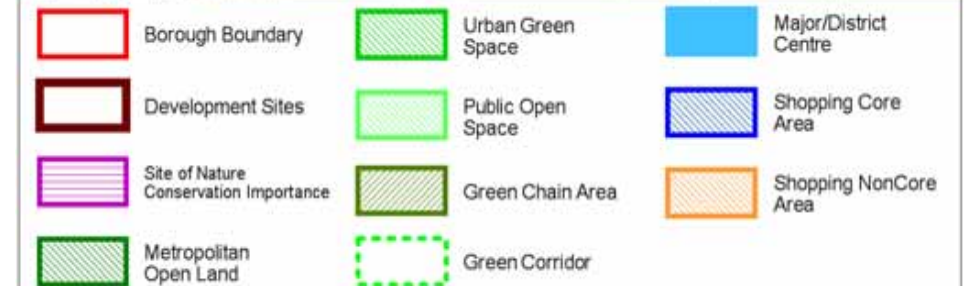
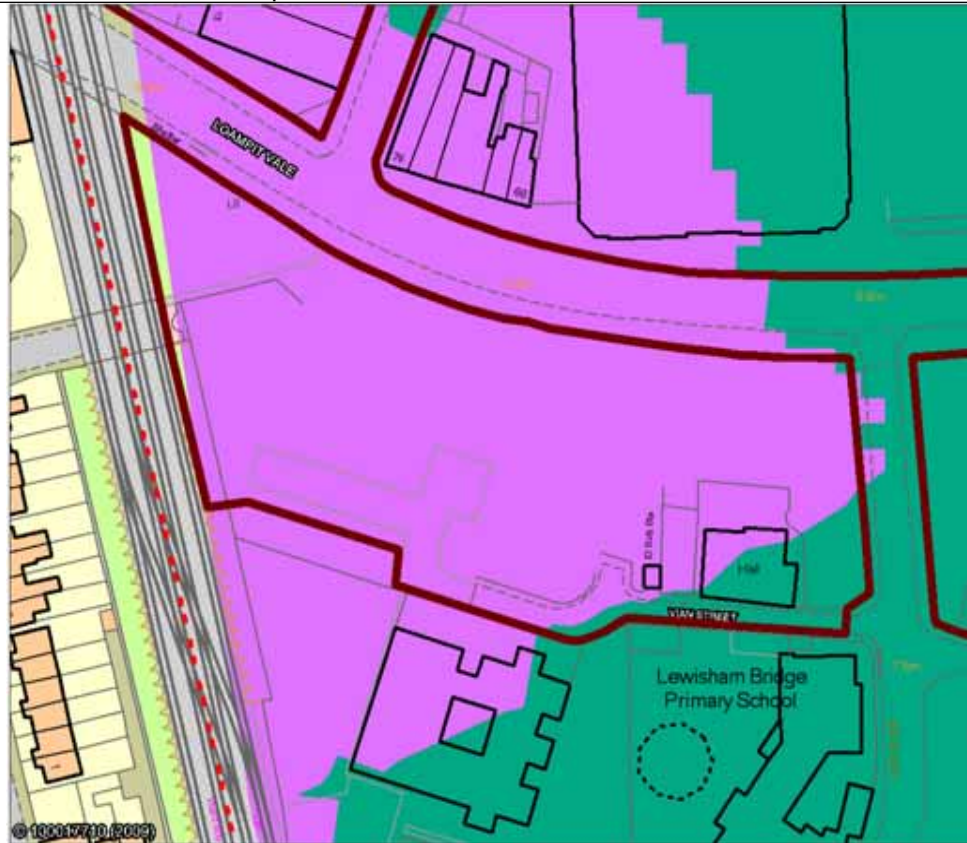
Key Planning Constraints:

- Proposal is likely to have a negative impact on noise and air quality.

Other material planning considerations:

The redevelopment of LAAP05 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.



LAAP09, Loampit Vale Sites - West Side of Elmira Street, Lewisham
Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 90%; FZ3a 10%**

Proposed Land Use: Primarily **Leisure with Residential (C3), Retail and Church**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ2 - A, B (Exception Test (ET) required), C, D, E

FZ3a - A(ET required), C(ET required), D, E

Site Acceptability (in accordance with PPS25:

- The site area (90%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (10%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial and community development component of the proposed land use is proposed at ground level.

Spatial Planning Context

Key Planning Opportunities:

- Major town centre location.
- Previously Developed Land.
- Area identified as having huge potential to enhance Lewisham's retail offer and provide significant residential accommodation in a sustainable location.
- The ability to enhance routes.
- Site's triangular green space is excellent for forming an integrated 'pocket park' linking to residential areas and beyond the railway.
- Site provides an opportunity to re-activate the Loampit Vale Street thus creating an urban boulevard.
- Proposal comprises the potential for a new mixed use block accommodating retail, commercial and community uses at ground floor and residential above.

Key Planning Constraints:

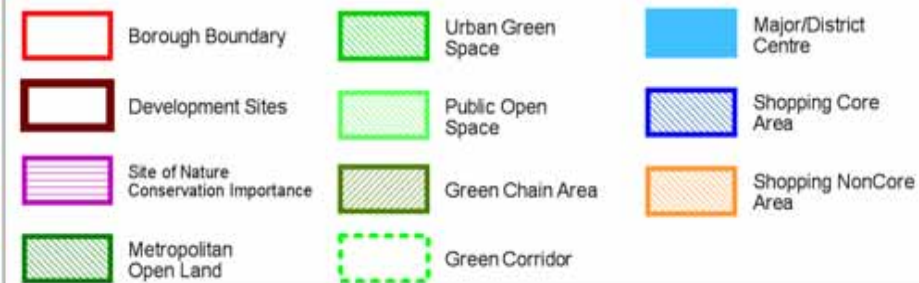
- Transport for London (Red Route)
- Metropolitan Open Land (MOL)
- River Ravensbourne
- Environmental impacts

Other material planning considerations:

The redevelopment of LAAP09 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

LAAP10, Loampit Vale Sites - Land West of Jerrard Street, Lewisham



LAAP10, Loampit Vale Sites - Land West of Jerrard Street, Lewisham
Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 30%; FZ3a 70%**

Proposed Land Use: **Retail (A1) & Residential (C3)**

Vulnerability Classification: **More Vulnerable/Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone: **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ2 - A, B(Exception Test (ET) required), **C, D, E**

FZ3a - A(ET required), **C**(ET required), **D, E**

Site Acceptability (in accordance with PPS25:

- The site area (30%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (70%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable commercial development component of the proposed land use. However, should this portion of the site be proposed for residential development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Area identified as having huge potential to enhance Lewisham's retail offer and provide significant residential accommodation in a sustainable location
- Proposal will build on the excellent level of accessibility which could be improved through creating direct links to the railway station.
- Site provides an opportunity to re-activate the Loampit Vale Street thus creating an urban boulevard.
- Planning consent exists for the comprehensive redevelopment of the Thurston Road Industrial Estate comprising retail, live/work units and residential above.

Key Planning Constraints:

- Environmental impacts

Other material planning considerations:

The redevelopment of LAAP10 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.



LAAP11, Loampit Vale Sites - Land East of Jerrard Street (MFI/Allied Carpets), Lewisham

Flood Risk and Development

Flood Zone: **FZ2 and FZ3a**

Proportion of site affected by Flood Zones: **FZ2 30%; FZ3a 70%**

Proposed Land Use: **Retail (A1) & Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required: **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ2 - A, B Exception Test (ET)required), **C, D, E**

FZ3a - A(ET required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Major town centre location.
- Previously Developed Land.
- Area identified as having huge opportunity for mixed use development in a sustainable location.
- Proposal will build on the excellent level of accessibility which could be improved through creating direct links to the railway station.
- Site provides an opportunity to re-activate the Loampit Vale thus creating an urban boulevard.

Key Planning Constraints:

- Several landowners therefore a joined up conglomerate or Masterplan would need to be drawn up and agreed.
- Environmental considerations

Other material planning considerations:

The redevelopment of LAAP11 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

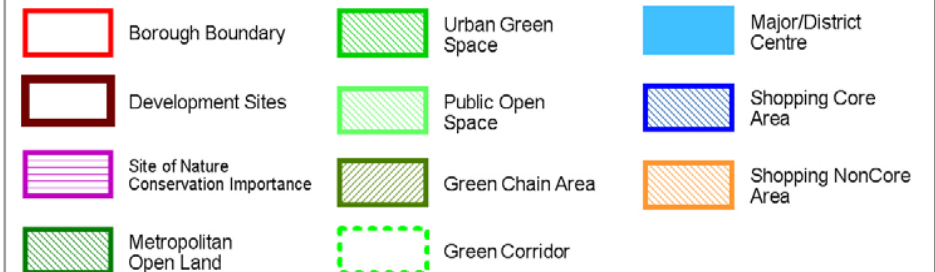
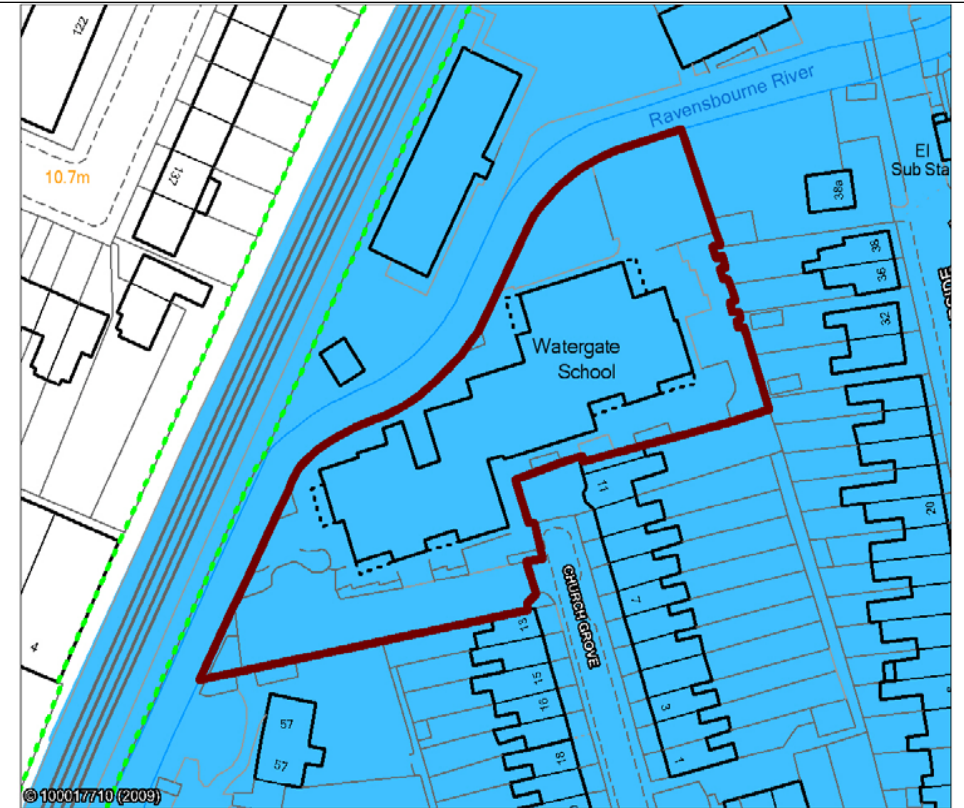
Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (30%) affected by Flood Zone 2 satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zone 1 and the proposed land uses are permitted in this flood risk area.
- The site area (70%) affected by Flood Zone 3a would pass the Sequential Test if this portion of the site is exclusively used for the Less Vulnerable commercial development component of the proposed land use. However, should this portion of the site be proposed for residential development, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

9.0 Site Profiles: Sites with Boundary Falling within Flood Zones 3a

Applications for the development of sites located within Flood Zone 3a should demonstrate a number of flood risk management techniques. The techniques set out in Appendix 2 are development control recommendations for future development (minimum requirements) that should be applied by the local planning authority and conformed to by the developer.



ADD1, Church Grove, Watergate School, Ladywell

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Travellers Site**

Vulnerability Classification: **Highly Vulnerable**

Exception Test required: **Development should not be permitted**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A (Exception Test (ET) required), C(ET required), D, E.

Other Material Planning Considerations

Key Planning Opportunities:

- Previously Developed Land.
- Provision of land for gypsies and travellers
- Close to transport interchange
- Waterlink Way route passes nearby

Key Planning Constraints:

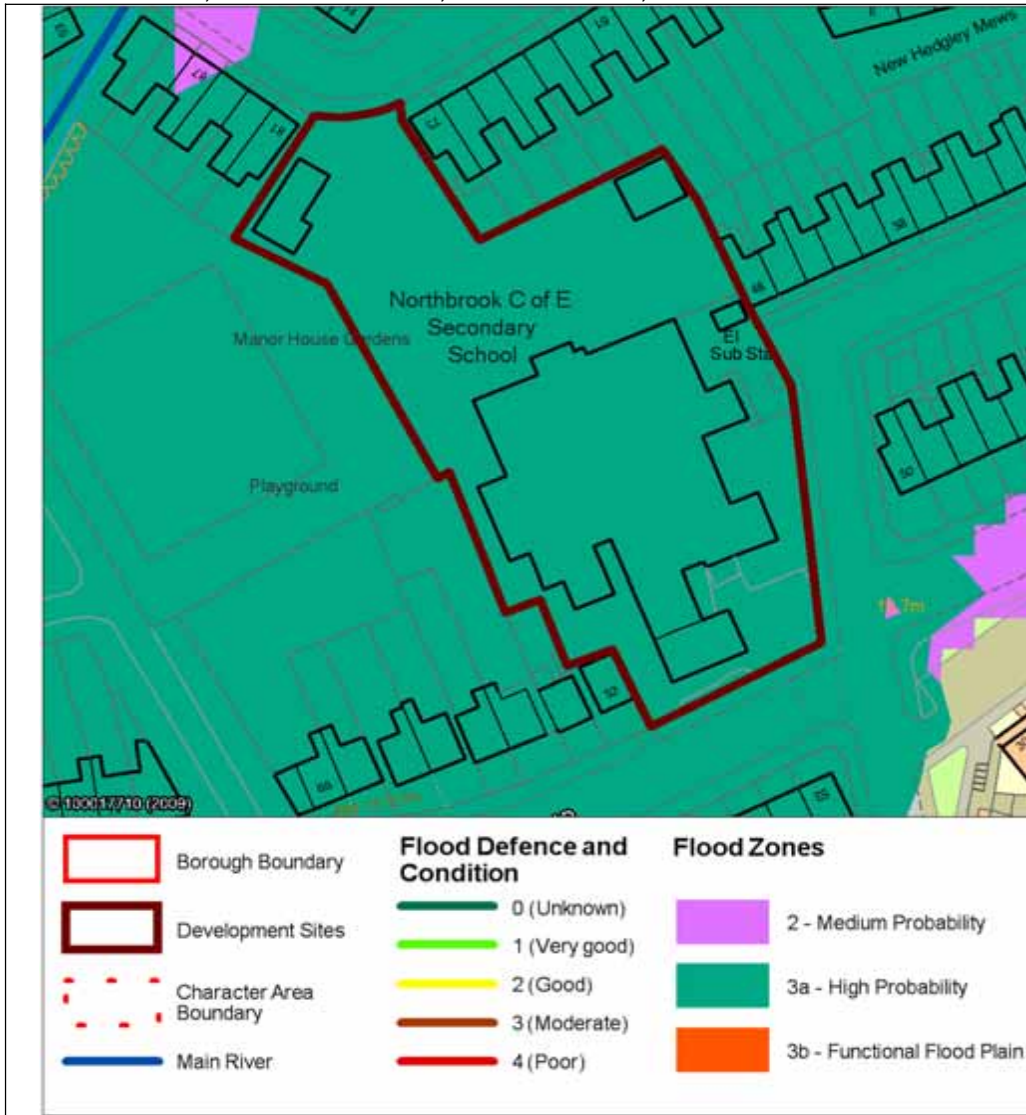
- Loss of educational facilities.
- Impact on adjoining St Mary's Conservation area
- Area of Archaeological priority
- Contaminated land
- Environmental considerations such as light, noise etc.
- Protection of biodiversity

Other material planning considerations:

The allocation of the Travellers Sites is very location specific and dependent on the availability of land suitable for low density development and with appropriate infrastructure; transport and utilities. Although alternative sites are available in lower flood risk zones, none are considered suitable for the proposed land use.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a fails the Sequential Test because the proposed land use is not permitted in Flood Zone 3a and no reasonably available alternative sites currently exist elsewhere in the borough.



ADD2, Northbrook School, Taunton School, Lee Green
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: FZ3a **100%**

Proposed Land Use: **School (D1)**

Vulnerability Classification: **More Vulnerable**

Exceptions Test required: **Yes** (for More Vulnerable development)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A (Exception Test (ET) required), **C**(ET required), **D, E**.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would have to pass the Exception Test for the proposed educational development to be deemed acceptable.

Spatial Planning Context

Key Planning Opportunities:

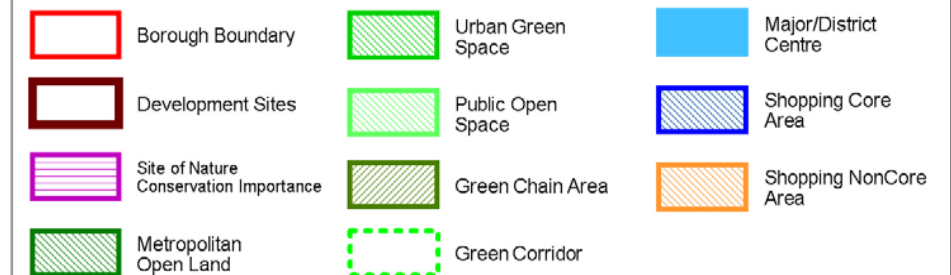
- Previously Developed Land in current use as a school.
- Redevelopment will provide a larger school and increase capacity.
- Part of the Building Schools for the Future programme.

Key Planning Constraints:

- Adjacent and partly within the Conservation Area.
- Amenity issues on surrounding residential development.
- Relatively small site
- Adjacent to Manor House Gardens which is a listed building.

Other material planning considerations:

The redevelopment of ADD2 is very location specific given that the expansion of the school is tied to the existing site. The provision of extra school capacity is essential to serving the local community. Therefore, potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land use.



ADD7, The Tiger's Head Public House, Bromley Road, Downham
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Residential (C3)**

Vulnerability Classification: **More Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development)

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A (Exception Test **(ET)** required), **C** (**ET** required), **D**, **E**.

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 2, an area at lower flood risk.

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- The development will contribute towards achieving housing provision targets
- Improvements to Conservation Area

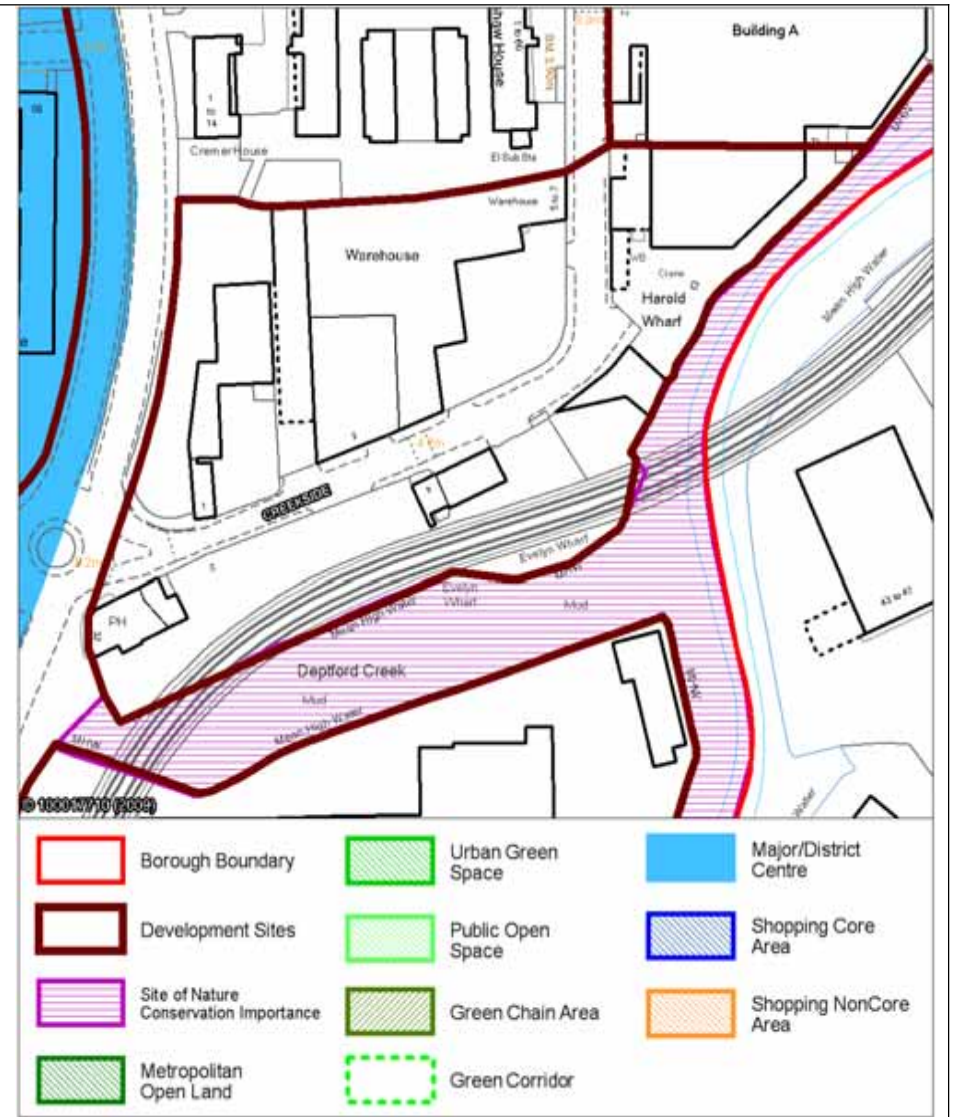
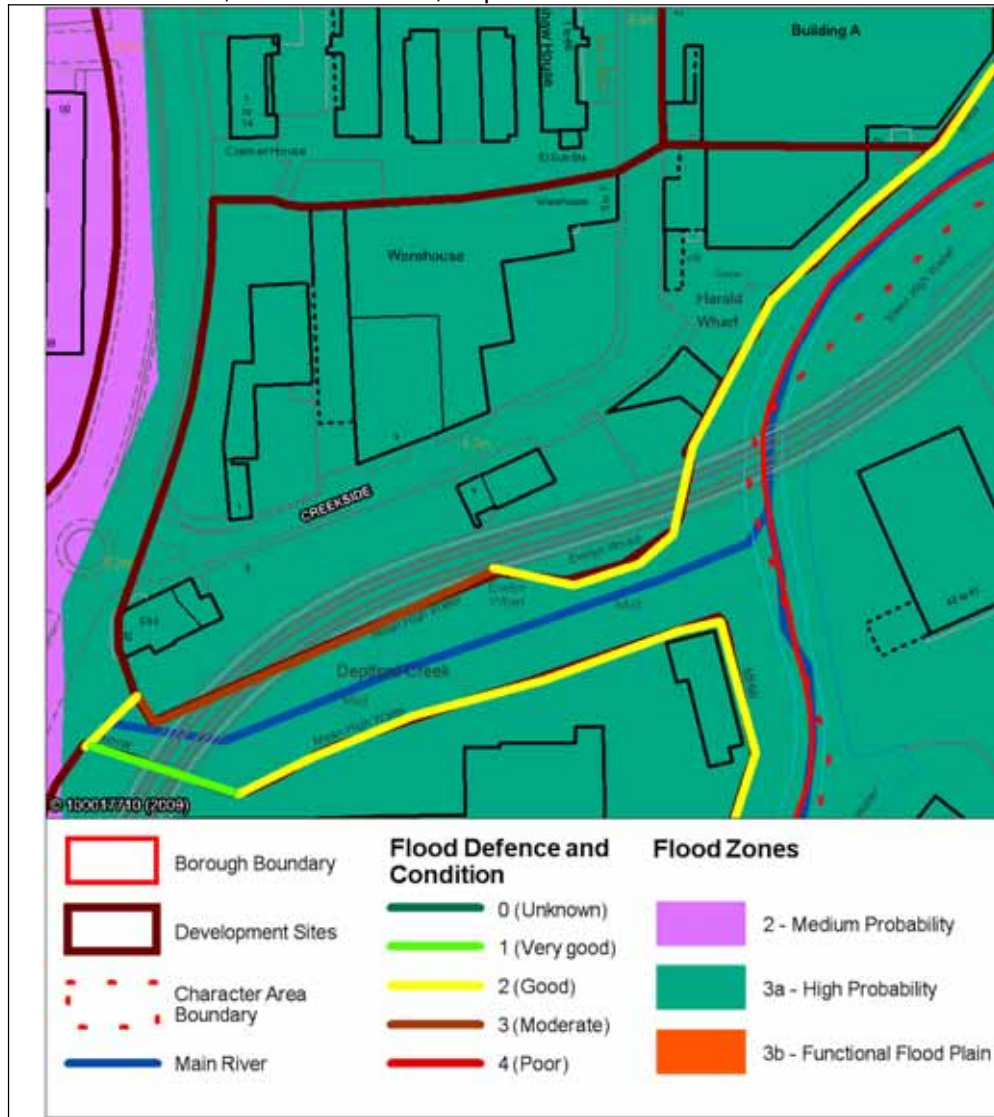
Key Planning Constraints:

- River culverted underneath the development site.
- Change of use from public house to residential.
- Emerging Southend Village/ Bromley Road Supplementary Planning Document.

Other material planning considerations:

A total of 8 alternative sites are located in Flood Zones 1 and 2. Of the 7, ADD 4 is located in Deptford and thus in close proximity to ADD9. It is recommended that this site is allocated ahead of ADD9 on the grounds that it could accommodate the proposed use in an area at a much lower risk of flooding. Alternatively, the other alternative sites, of which some are in Flood Zone 1, spread elsewhere throughout the borough could also be considered.

Planning permission granted for demolition of the pub, construction of a five storey block of flats and a small number of family houses.



ADD9, Creekside South, Deptford

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Residential (C3)**

Vulnerability Classification: **More Vulnerable**

Exceptions Test required? **Yes** (for More Vulnerable development)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A (Exception Test **(ET)** required), **C**(**ET** required), **D**, **E**.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 2, an area at lower flood risk.

Spatial Planning Context

Key Planning Opportunities:

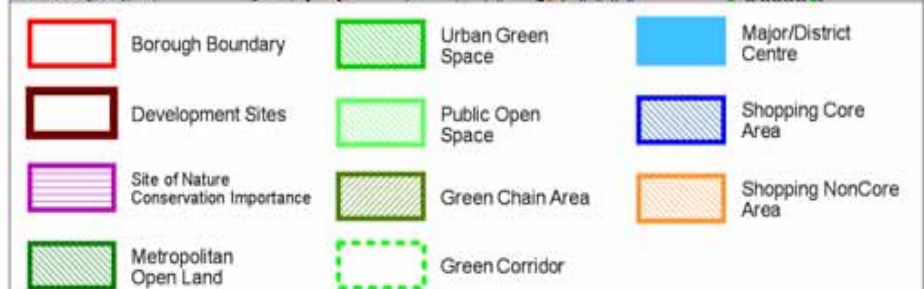
- Previously Developed Land.
- The development will contribute towards achieving housing provision targets.

Key Planning Constraints:

- Land use (currently designated Defined Employment Area)
- Loss of employment land which serves the creative industry.

Other material planning considerations:

A total of 7 alternative sites are located in Flood Zones 1 and 2. Of the 8, ADD 4 is located in Deptford and thus in close proximity to ADD9. It is recommended that this site is allocated ahead of ADD9 on the grounds that it could accommodate the proposed use in an area at a much lower risk of flooding. Alternatively, the other alternative sites, of which some are in Flood Zone 1, spread elsewhere throughout the borough could also be considered.



ADD10, Mercury Way Site, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Waste transfer station**

Vulnerability Classification: **Less Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Affected by Climate Change: **Yes** (see Table 2, Section 3.3)

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A(Exception Test **(ET)** required), **C**(**ET** required), **D**, **E**.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the land use is permitted in Flood Zone 3a.

Spatial Planning Context

Key Planning Opportunities:

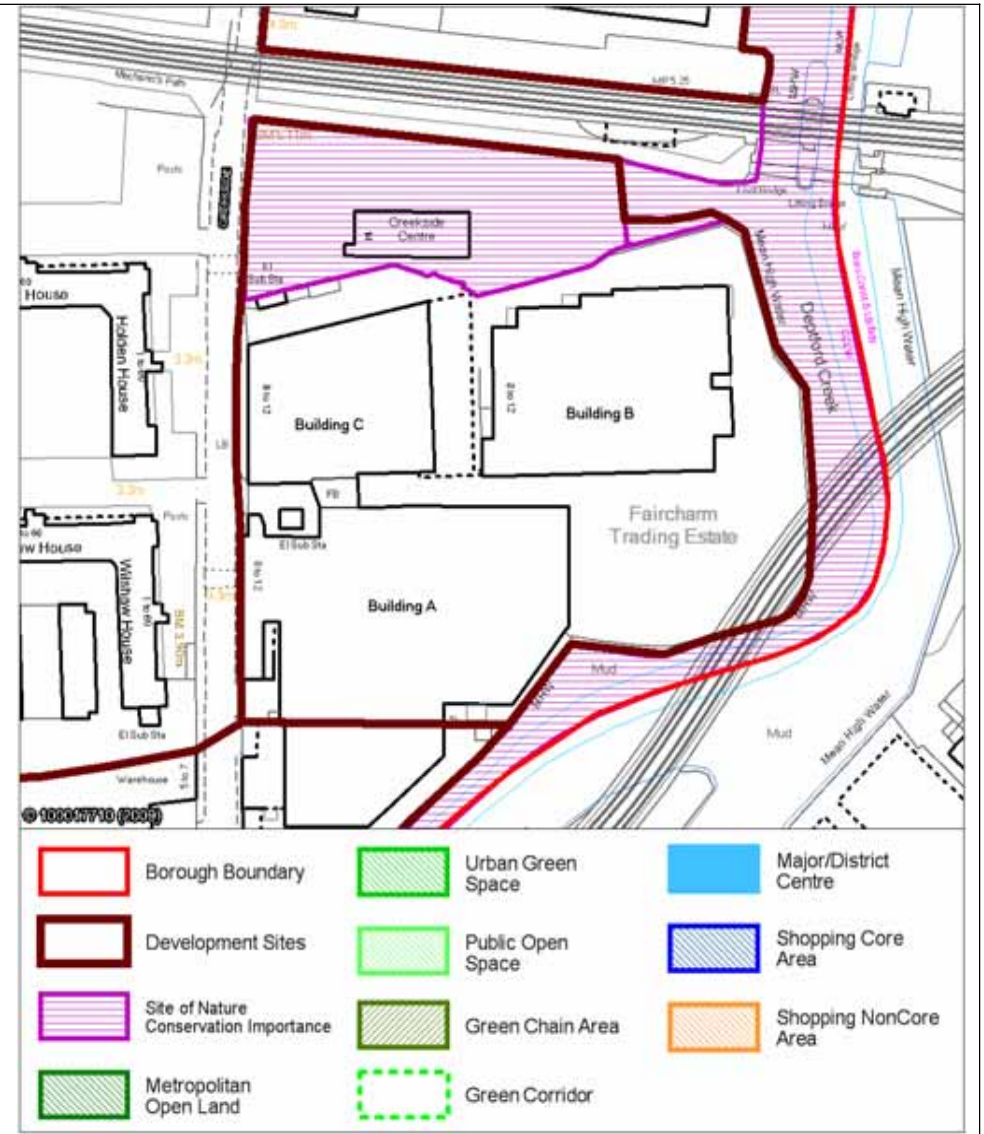
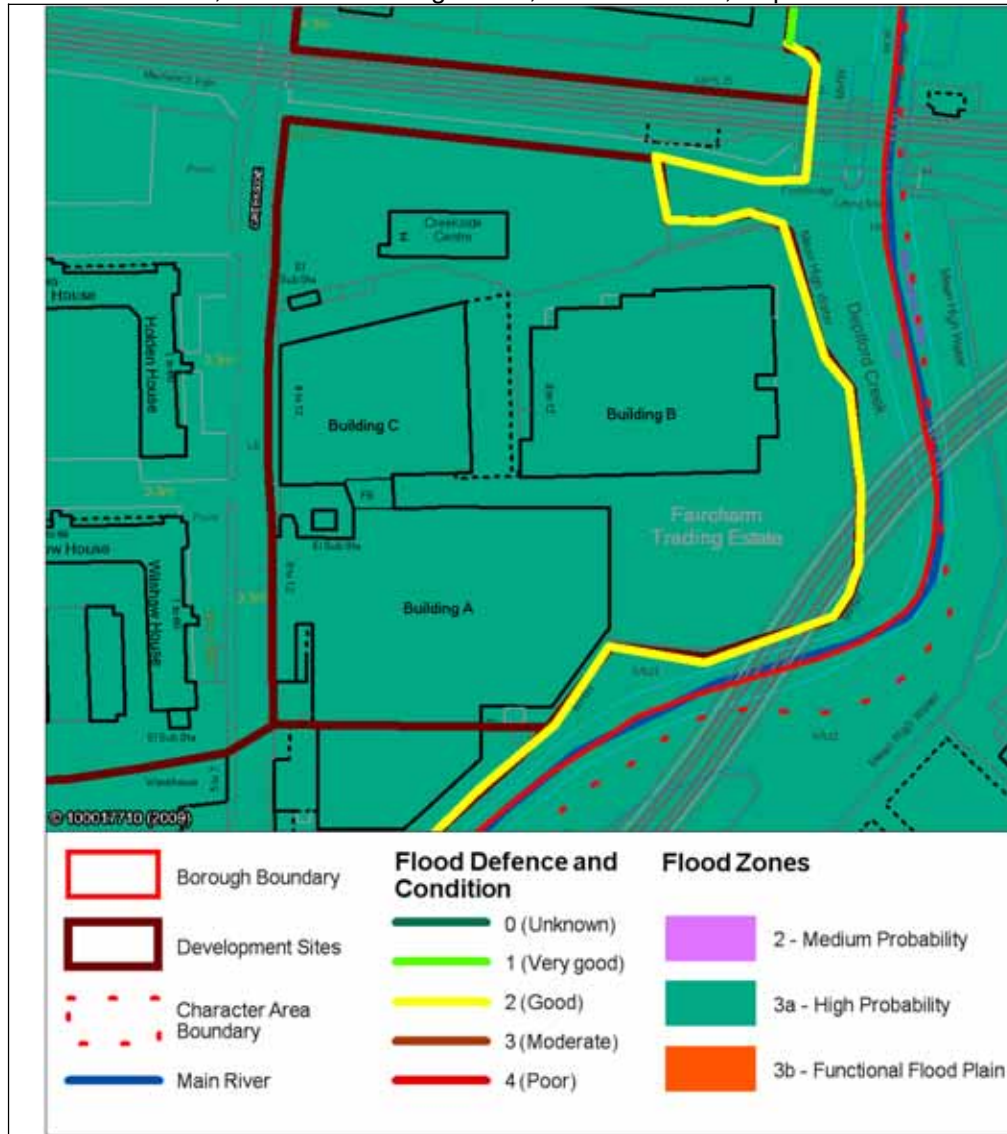
- Previously developed land.
- Currently undesignated
- Close to existing strategic employment area

Key Planning Constraints:

- Adjoining residential development
- Environmental conditions

Other material planning issues:

The redevelopment of ADD10 is very location specific given that potential impacts caused by waste facilities constrain the site options available for their location. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land use.



ADD13, Faircharm Trading Estate, 8-12 Creekside, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Residential (C3) & Mixed use redevelopment**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a: A(Exception Test **(ET)** required), **C**(**ET** required), **D**, **E**.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a fails the Sequential Test as a reasonably available alternative site has been identified in Flood Zone 2, an area at lower flood risk.

Spatial Planning Context

Key Planning Opportunities:

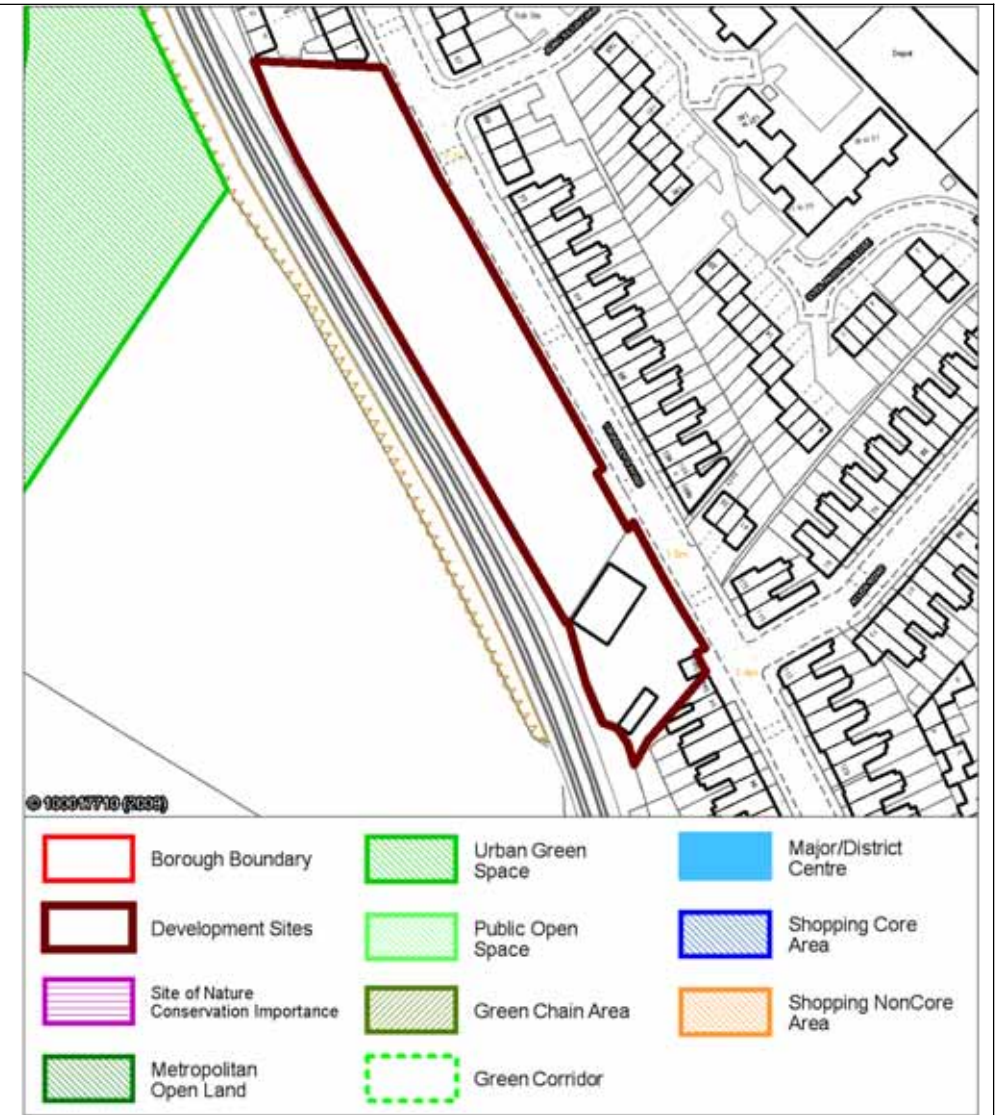
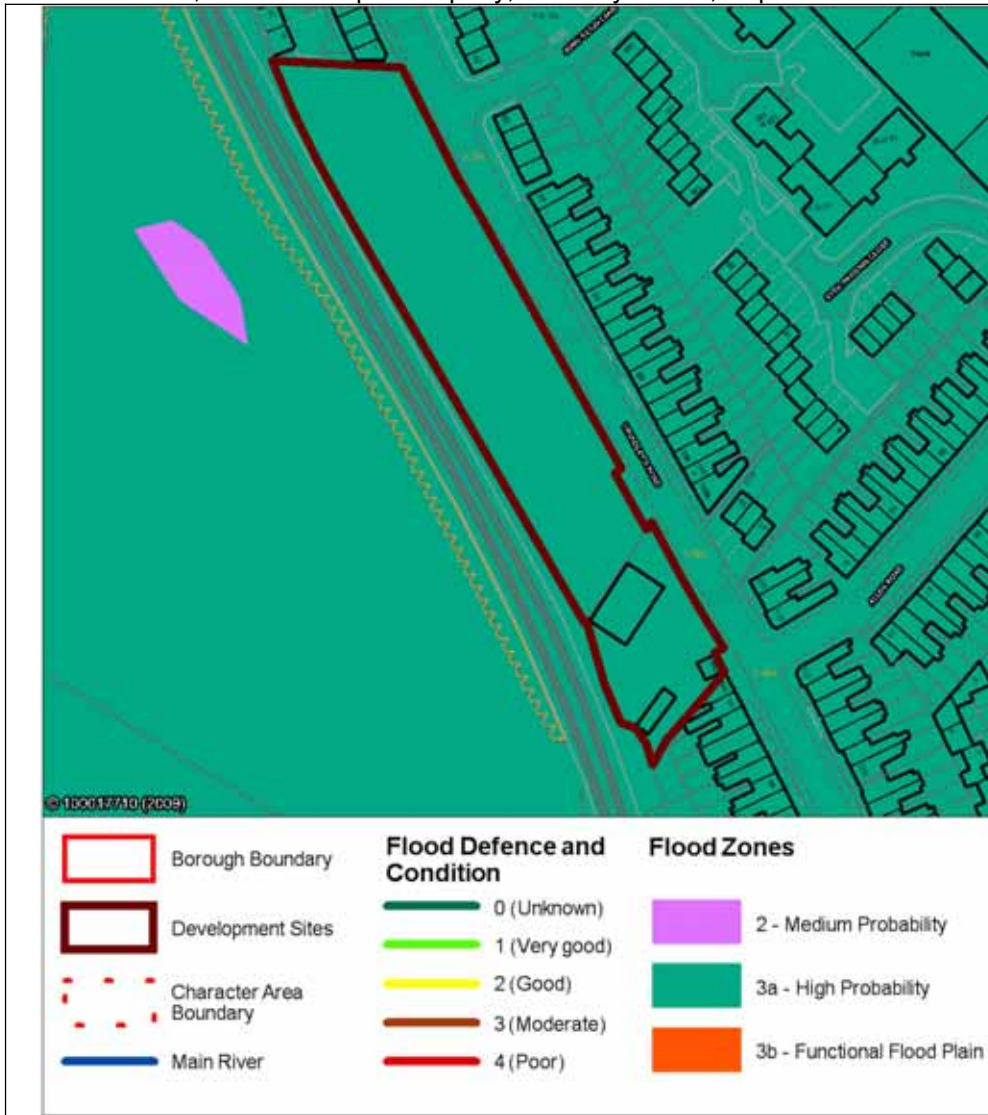
- Previously developed land
- The development will contribute towards achieving housing provision targets
- Waterlink Way

Key Planning Constraints:

- The Creek
- Land use (currently designated Defined Employment Area)

Other material planning considerations:

A total of 8 alternative sites are located in Flood Zones 1 and 2. Of the 8, ADD 4 is located in Deptford and thus in close proximity to ADD13. It is recommended that this site is allocated ahead of ADD13 on the grounds that it could accommodate the proposed use in an area at a much lower risk of flooding. Alternatively, the other alternative sites, of which some are in Flood Zone 1, spread elsewhere throughout the borough could also be considered.



DC30, Rival Envelope Company, Trundleys Road, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Offices (B1) & Residential (C3)**

Exception Test required: **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3).

FZ3a - A(Exception Test (ET)required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- Previous factory unit (B1)
- Proposal will increase the employment on site that was housed in older buildings which are unlikely to be renewed by the provision of solely commercial development.
- The proposed residential component is considered to improve the environment of the residential uses opposite the site.
- The upgrading of New Cross Gate Station should have a positive effect upon the site.
- Site is spacious enough to provide an ample amount of car park space.
- Was designated Defined Employment Area but was relinquished before the 2004 UDP.

Key Planning Constraints:

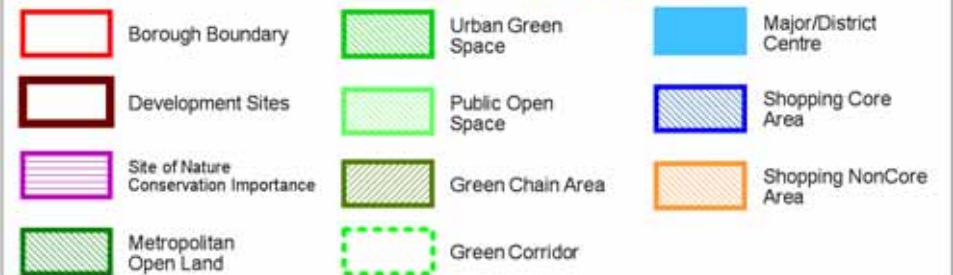
- Proximity to railway
- Narrow site with terraced housing in close proximity

Other material planning considerations:

A total of 8 alternative sites are located in Flood Zones 1 and 2. Of the 8, ADD 4 is located in Deptford and thus in close proximity to DC30. It is recommended that this site is allocated ahead of DC30 on the grounds that it could accommodate the proposed use in an area at a much lower risk of flooding. Alternatively, the other alternative sites, of which some are in Flood Zone 1, spread elsewhere throughout the borough could also be considered.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites have been identified in Flood Zone 2, an area at lower flood risk.



DCE12, Childers St & Arklow Road Mixed Use Employment, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed use involving residential (C3) and light industrial/office uses (B1)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3)

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land.
- Include new non residential space
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists

Key Planning Constraints:

- Railway embankments and viaducts restrict visibility and development potential on either side of the site.
- Site requires better public transport provision.
- Land use (currently designated Defined Employment Area)
- Loss of traditional built factories
- Socio-economic impact investment

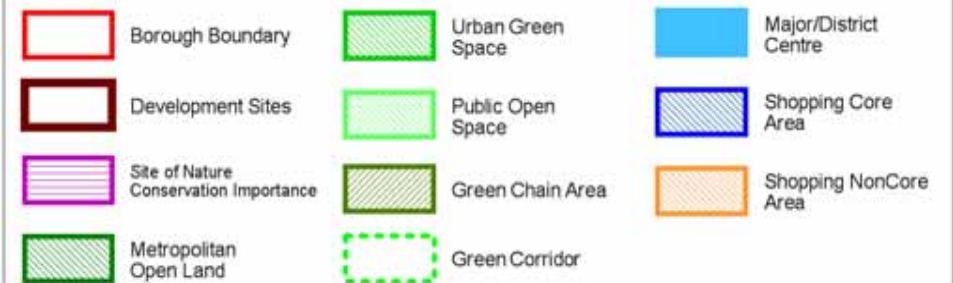
Other material planning considerations:

The redevelopment of DCE12 is location specific given that it is essential to the regeneration of Deptford New Cross, as identified in the Masterplan for the area. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as light industrial/offices. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DCE13, Oxestalls Road Mixed Use Employment Location, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use involving residential (C3) and general industry (B2)**

Vulnerability Classification: **More Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Includes new non residential space
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists

Key Planning Constraints:

- The disused canal bridge restricts access from Evelyn Street and visibility at the junction with Dragoon Road.
- There may be a need for improved public transport facilities to reflect the density of development.
- Site may have known contaminants

Other material planning considerations:

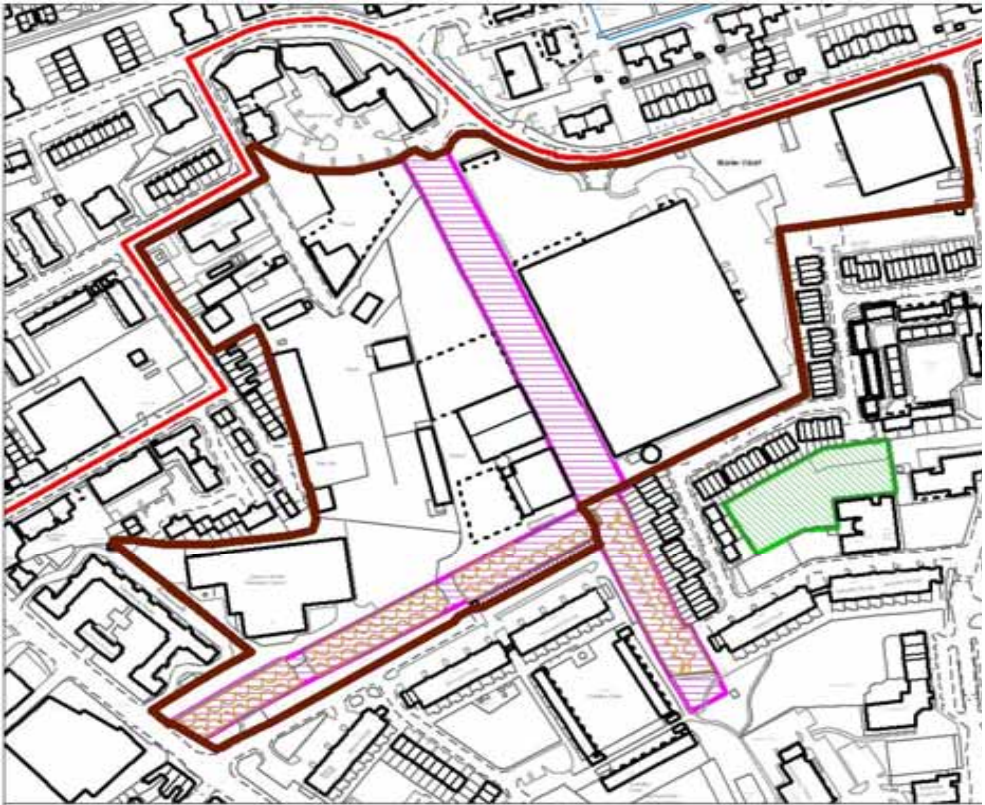
The redevelopment of DCE13 is location specific given that it is essential to the regeneration of Deptford New Cross, as identified in the Masterplan for the area. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as commercial. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

DCE14, Plough Way (Cannon and Marine Wharves) Mixed Use Employment Location, Deptford



DCE14, Plough Way (Cannon & Marine Wharves) Mixed Use Employment Location, Deptford

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use including residential (C3) and general industry (B2)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Other Material Planning Considerations

Key Planning Opportunities:

- New non residential floorspace
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists

Key Planning Constraints:

- The disused railway embankments form an interrupted barrier to Rainsborough Avenue.
- Existing occupiers will need to be re-accommodated.
- Public transport facilities improvements should be associated with the site.
- Site may have known contaminants

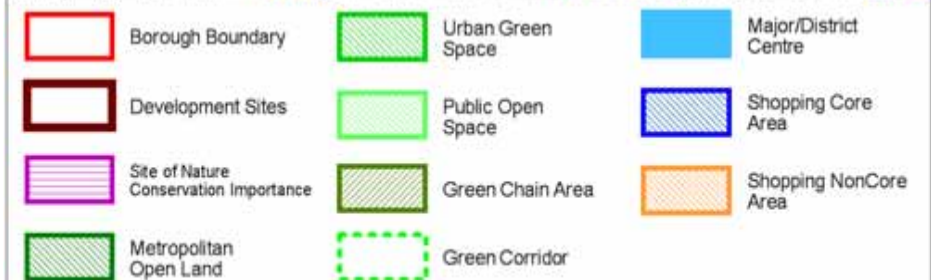
Other material planning considerations:

The redevelopment of DCE14 is location specific given that it is essential to the regeneration of Deptford New Cross as identified in the Masterplan for the area. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as commercial. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DCE15, Surrey Canal Road Mixed Use Employment Location, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test **(ET)** required, **C**(**ET** required), **D**, **E**

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as commercial. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

Other Material Planning Considerations

Key Planning Opportunities:

- Football ground at the heart of the regeneration plans.
- New non residential space
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists
- Identified as having the potential for some retail floor space.

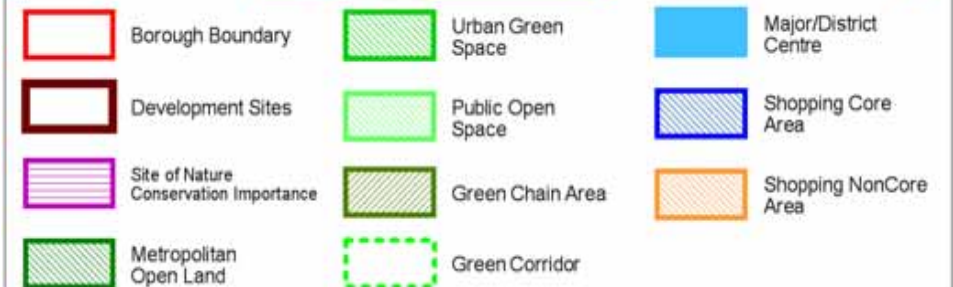
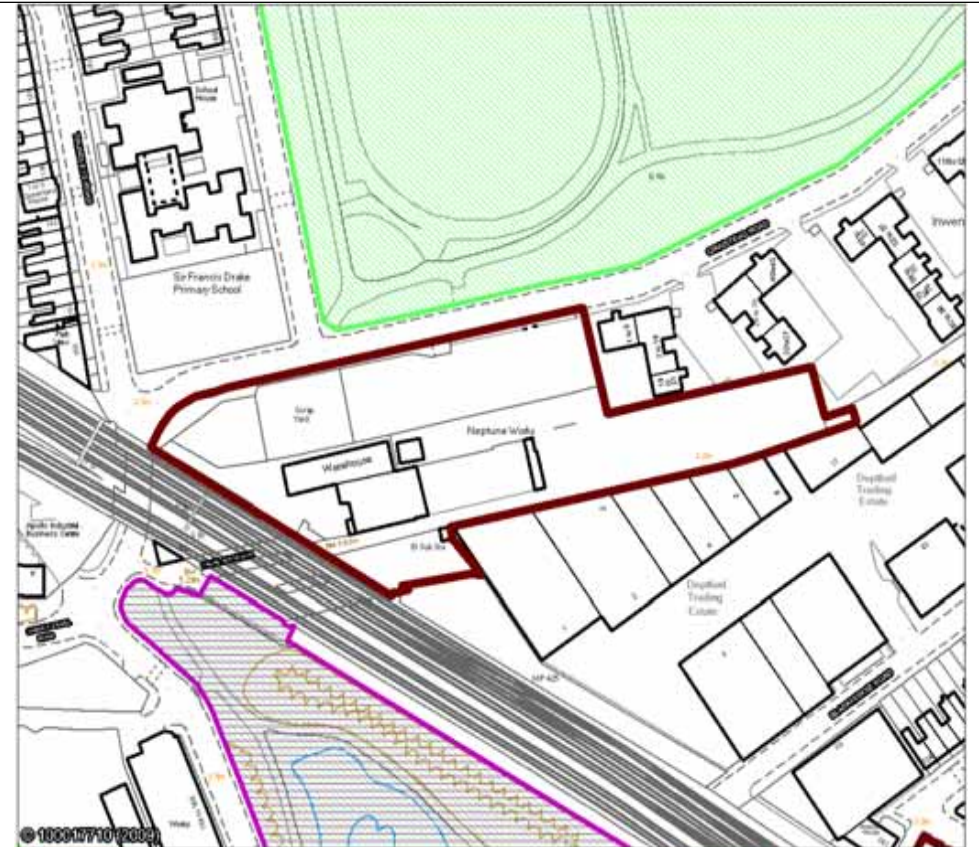
Key Planning Constraints:

- Site is confined on three sides by embankments and viaducts that isolate it from neighbouring areas.
- Access to South Bermondsey rail station needs to be improved.
- Any proposed residential development needs to be carefully designed to enable the continued functioning of the existing adjacent waste uses.
- Site may have known contaminants
- New East London Line station improvements

Other material planning considerations:

The redevelopment of DCE15 is location specific given that it is essential to the regeneration of Deptford New Cross, as identified in the Masterplan for the area. Furthermore the inclusion of the local football club enhances this unique community focused scheme. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.



DCE16, Grinstead Road Mixed Use Employment Location, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use**

Vulnerability Classification: **More Vulnerable**

Exception Test required: **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Includes new non-residential space
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists

Key Planning Constraints::

- The mainline viaduct and restricted road bridge create a barrier between the site and Folkestone Gardens.
- Folkestone Gardens is designated a Site of Nature Conservation Importance which may restrict development.
- There is a need to provide public transport improvements associated with the proposal.
- Site may have known contaminants
- Next to a trading estate.

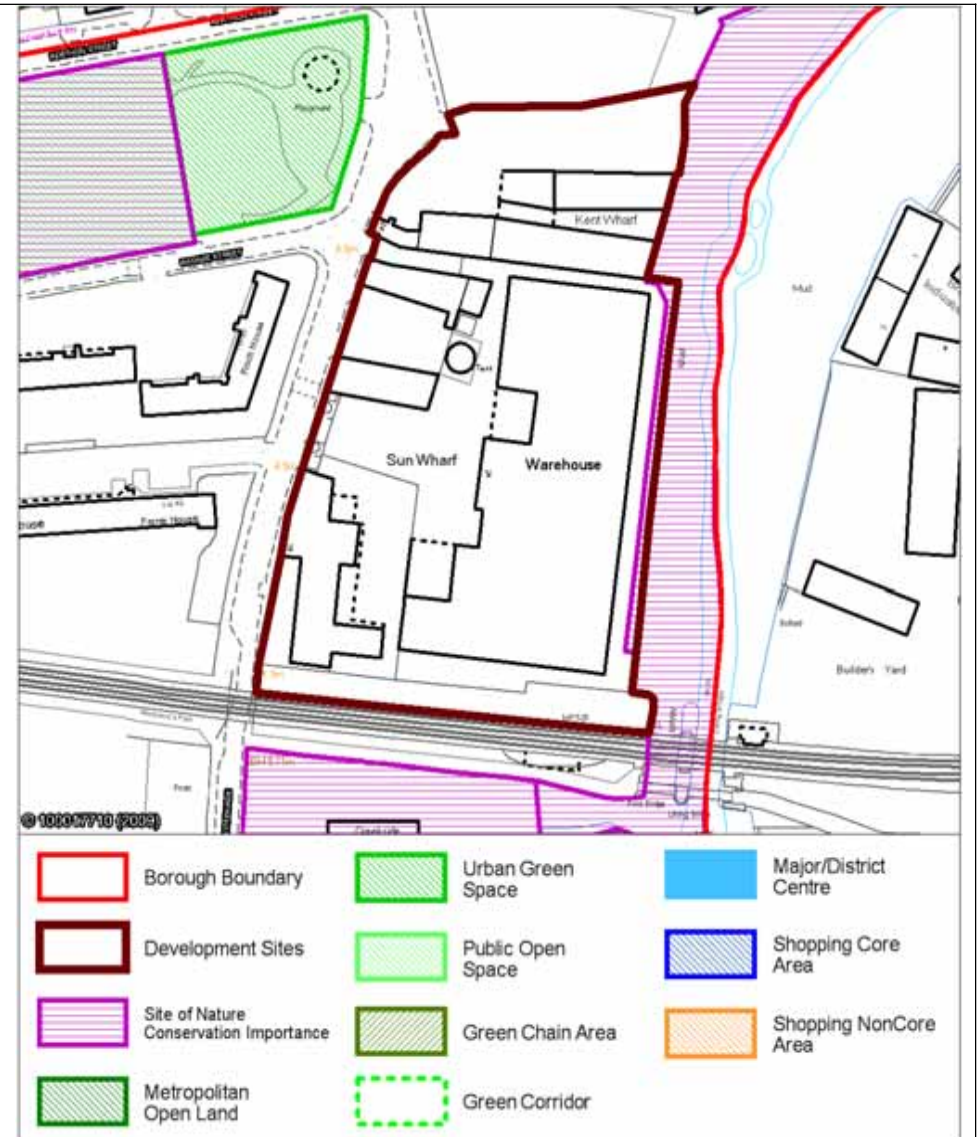
Other material planning considerations:

The redevelopment of DCE16 is location specific given that it is essential to the regeneration of Deptford New Cross, as identified in the Masterplan for the area. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as commercial. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DCE 18, Sun & Kent Wharf, 18 Creekside, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3)

FZ3a - A(Exception Test (ET) required, **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Includes new non residential space
- New employment opportunities
- Flexible spaces
- Thames Gateway delivery of housing
- Environmental benefits to enhance its character
- Permeable access for pedestrians and cyclists
- Possible enhancements to the Waterlink Way route.
- Possible enhancements to the Creek.

Key Planning Constraints:

- Some sites will need better public transport provision in order to function appropriately in terms of the level of development density proposed.
- Appropriate landscaping measures to be taken in respect of the Black Redstart.
- Site may have known contaminants
- Creek raises design and siting issues
- Deptford Creek is a Site of Importance to Nature Conservation (Metropolitan)

Other material planning considerations:

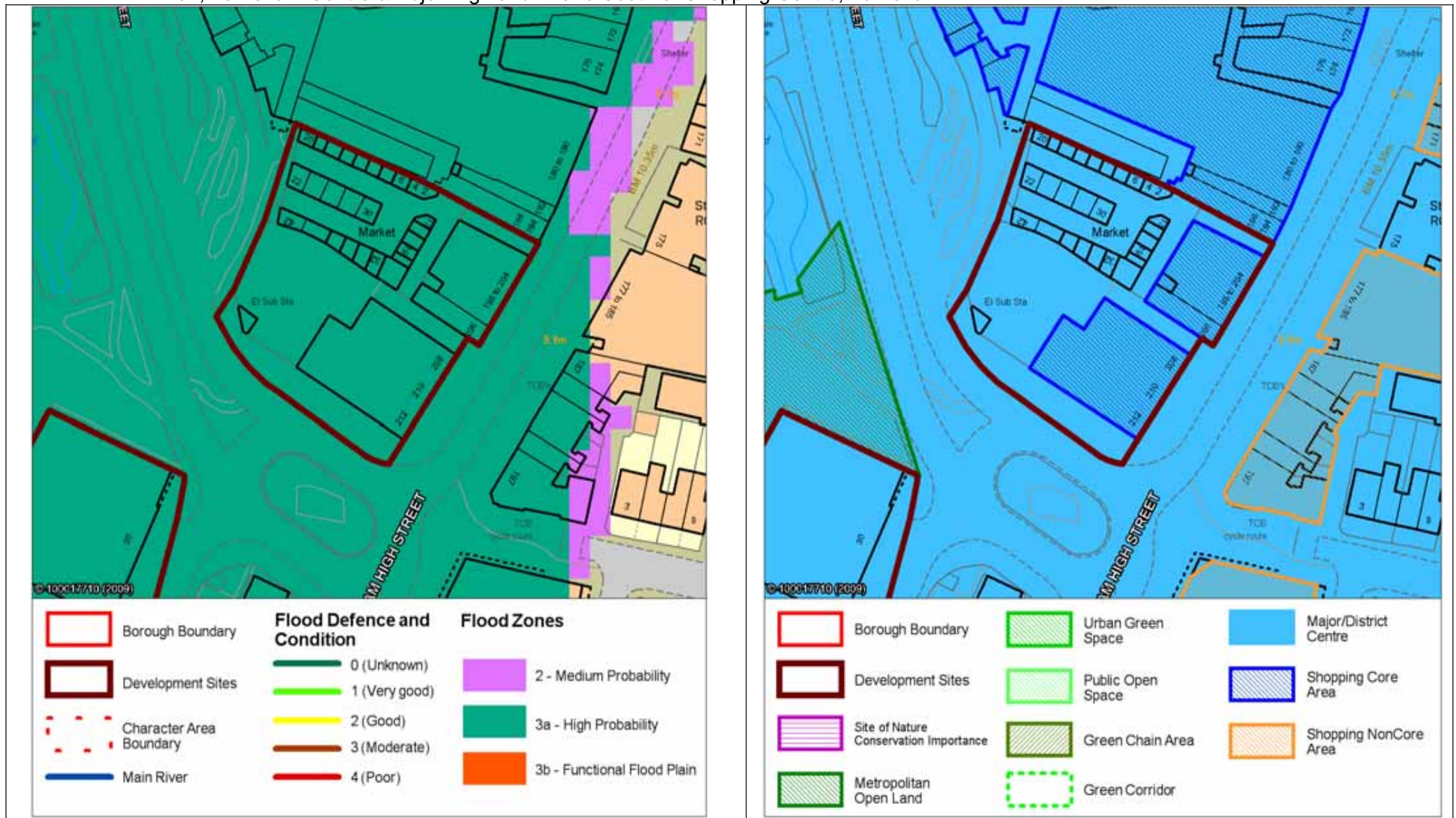
The redevelopment of DCE18 is location specific given that it is essential to the regeneration of Deptford New Cross, as identified in the Masterplan for the area. Potential alternative sites in Flood Zones 1 & 2 are considered to be not suitable to accommodate this specific land development proposal.

Likewise, other 'DCE' sites are identified as essential to the regeneration of Deptford New Cross and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for Less Vulnerable development of the proposed land use, such as commercial. However, should the More Vulnerable development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

LAAP02, Lewisham Centre & Adjoining Land - Land South of Shopping Centre, Lewisham



LAAP02, Lewisham Centre & Adjoining Land - Land South of Shopping Centre, Lewisham

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Retail (A1), Leisure (A3, A4, D2), Commercial (A2, B1) & Residential (C3)**

Vulnerability Classification: **More Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Improve integration with the rest of the town centre
- Proposal presents a key development opportunity for a mix of uses that will strengthen the southern end of the High Street as a gateway to the town centre and should improve the east-west permeability.
- Proposal comprises the potential mixed use redevelopment of the Beatties and Model Market sites with retail or leisure uses at ground floor and commercial and/or residential uses on the upper floors.

Key Planning Constraints:

- Sited between two busy roads
- Site access issues
- Located to the south of the Lewisham Centre

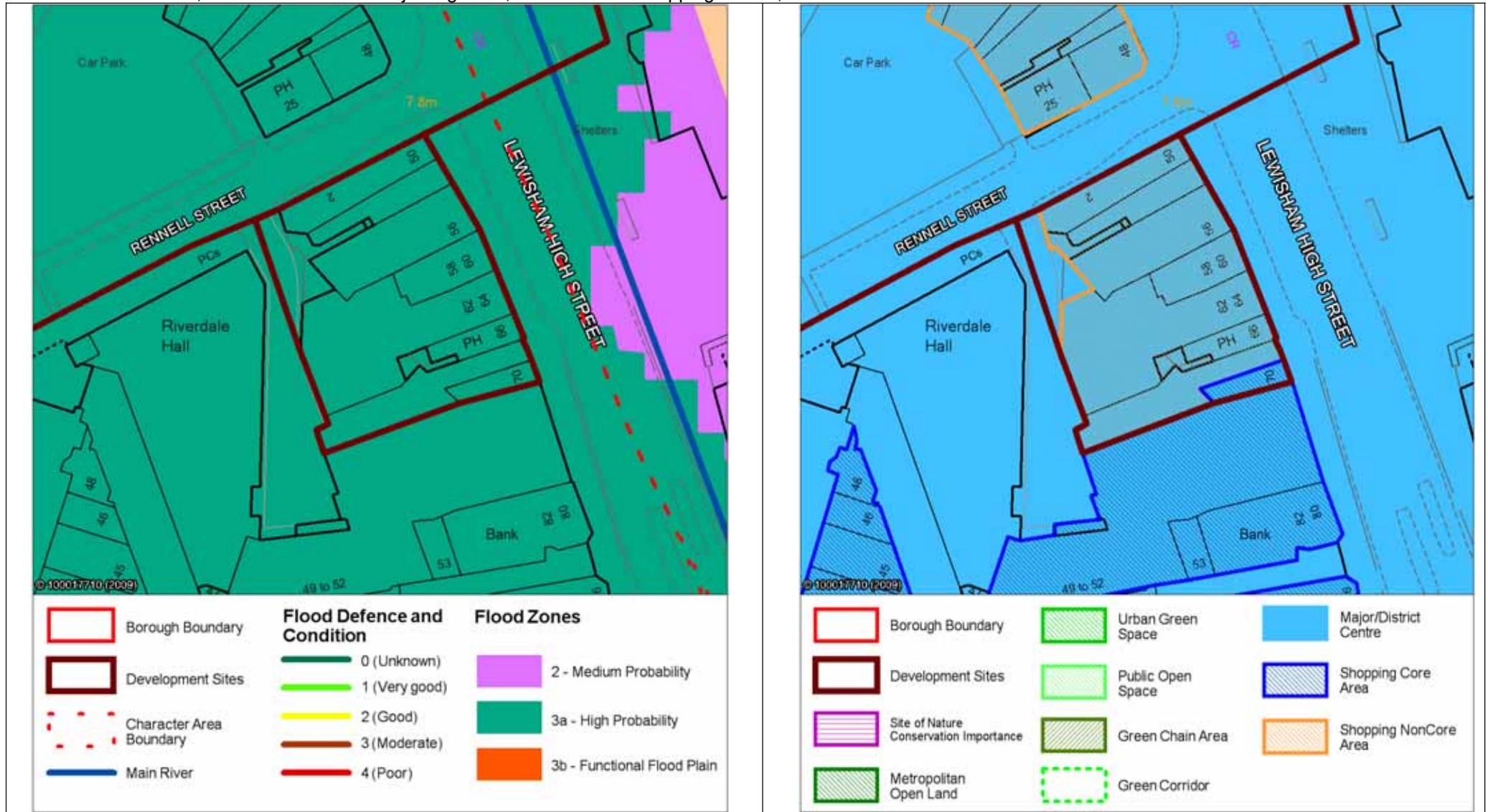
Other material planning considerations:

The redevelopment of LAAP2 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial and leisure development component of the proposed land use is proposed at ground level.



LAAP03, Lewisham Centre & Adjoining Land, North-East of Shopping Centre, Lewisham

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Retail (A1), Commercial (A2, B1) & Residential (C3)**

Vulnerability Classification : **More Vulnerable / Less Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Vacant
- Improve integration with the rest of the town centre
- Site provides the opportunity for redevelopment to provide retail uses at ground floor and residential above and to improve the townscape quality of the eastern approach to the town centre.
- The proposal would complement the nearby Gateway development.

Key Planning Constraints:

- Located between two major sites, Lewisham Centre and the Gateway development.
- Site access issues.

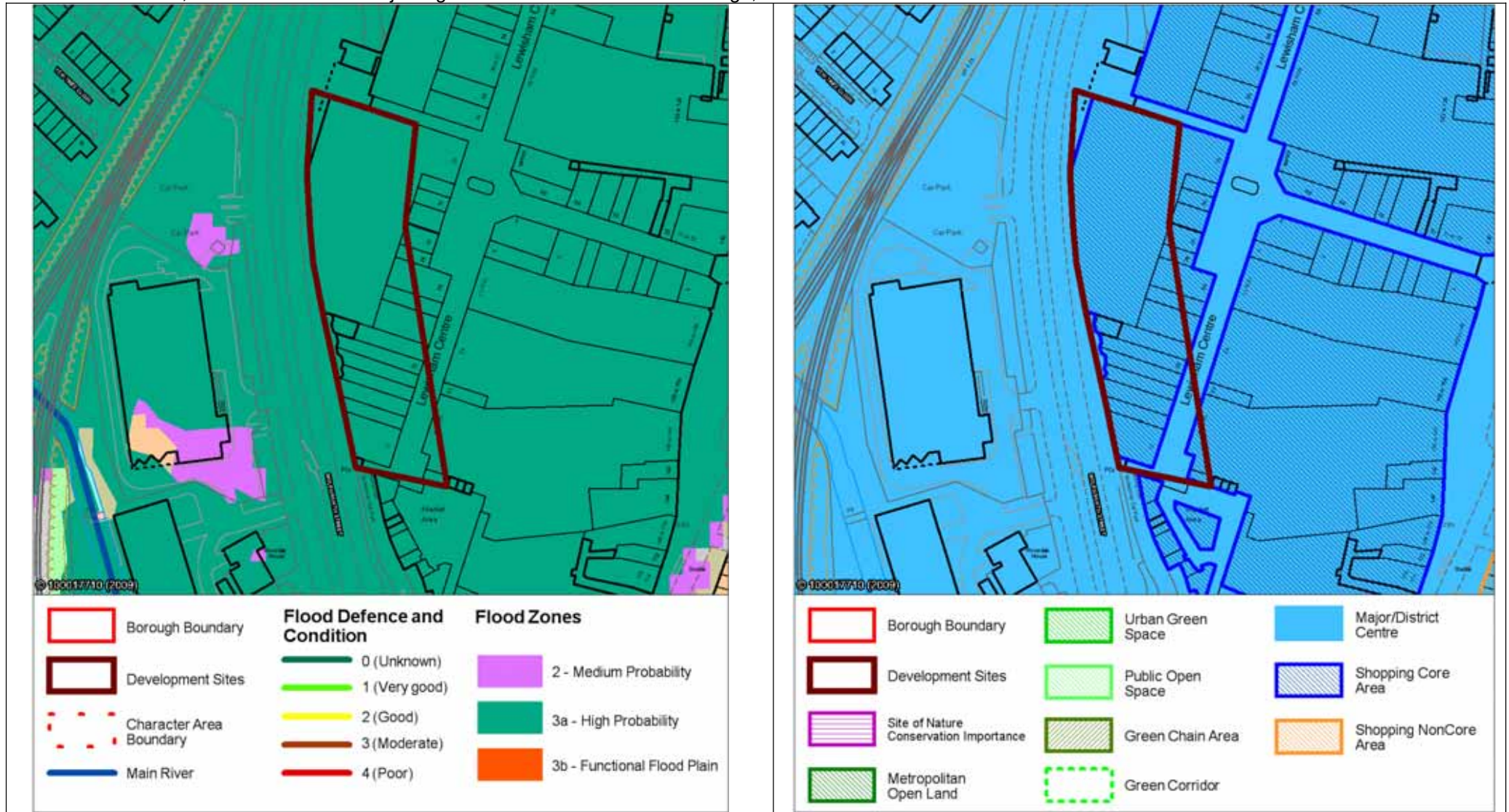
Other material planning considerations:

The redevelopment of LAAP03 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 & 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial development component of the proposed land use is proposed at ground level.



LAAP04, Lewisham Centre & Adjoining Land - Molesworth Street Frontage, Lewisham

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Retail (A1), Commercial (A2, B1) & Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site(see Table 1, Section 3):

FZ3a - A(Exception Test **(ET)** required), **C**(**ET** required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Improve integration with the rest of the town centre
- Site proposal comprises the potential to incorporate significant residential development on new upper floors of Molesworth Street frontage and retail at ground floor.
- Proposal is likely to improve the safety of pedestrians.
- Location of site between Gateway development and Lewisham High Street
- Public realm improvements to Lewisham High Street
- Former Beatties buildings is an opportunity for an urban market, fronting the junction between Molesworth Street and Sculpture Park
- Key development opportunity of Model Market

Key Planning Constraints:

- Isolation of centre from Molesworth Street form Lewisham Centre
- Environmental impacts

Other material planning considerations:

The redevelopment of LAAP04 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial development component of the proposed land use is proposed at ground level.



LAAP08, Loampit Vale Sites - East Side of Elmira Street, Thurston Road, Lewisham

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a –100%**

Proposed Land Use: **New Leisure Centre (D2) & Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exceptions Test required? **No**

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test **(ET)** required) , **C**(**ET** required), **D, E**

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Huge potential to enhance Lewisham's retail offer and provide significant residential accommodation in a sustainable location.
- Potential to build on the excellent level of accessibility which could be improved through creating direct links to the railway station.
- Opportunity to re-activate the Loampit Vale Street thus creating an urban boulevard.
- Opportunity for a new leisure centre to act as the town's main leisure centre and an area of public open space to interact with the River Ravensbourne.
- Potential for a new mixed use block including commercial units, leisure facilities and residential units on the upper floors.

Key Planning Constraints:

- Metropolitan Open Land (MOL)
- River Ravensbourne
- Environmental impacts

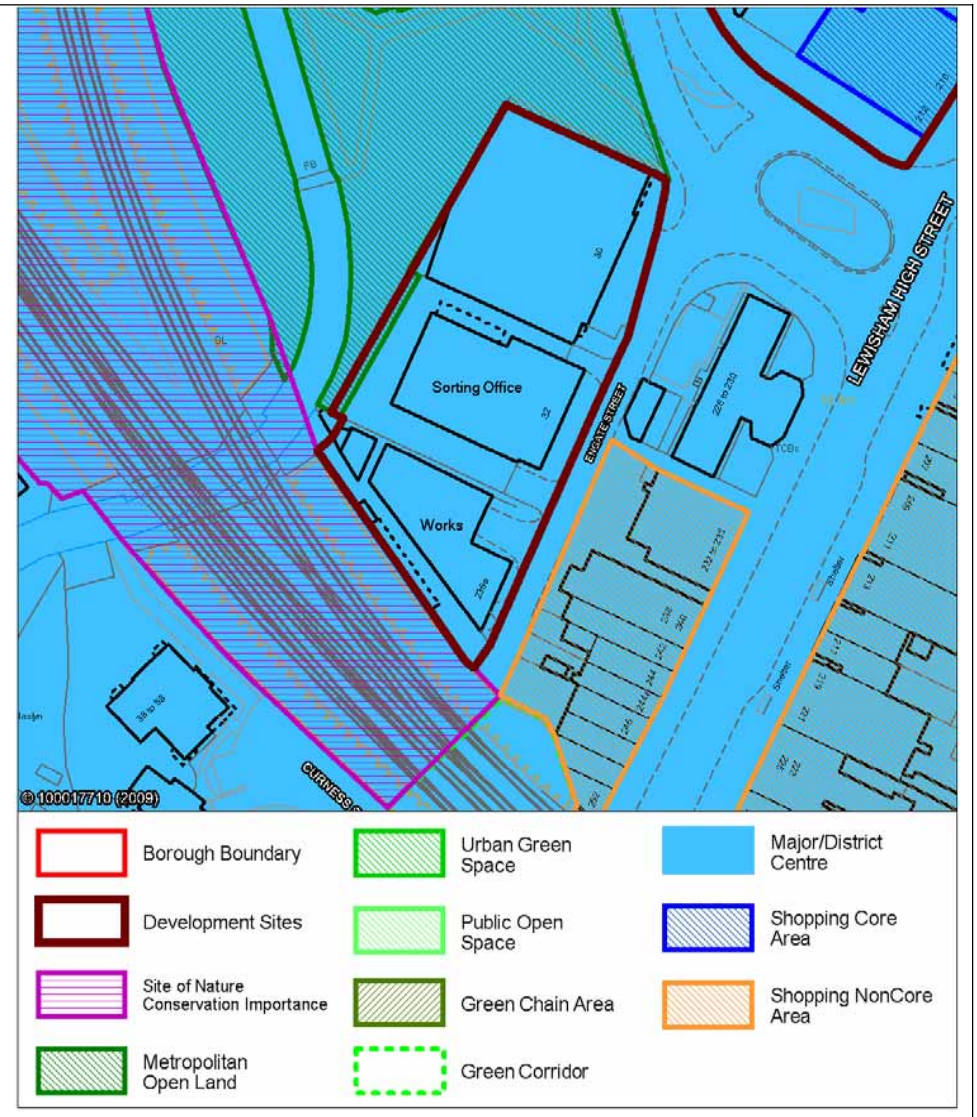
Other material planning considerations:

The redevelopment of LAAP08 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a satisfies the Sequential Test because there are no reasonably available alternative sites located in Flood Zones 1 or 2 and the Less Vulnerable commercial and leisure development component of the proposed land use is proposed at ground level.



LAAP15, Engate Street, Lewisham
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Employment, Retail (A1), Leisure (D2), Restaurants (A3), Pubs/Bars (A4) & Residential (C3)**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development only)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a - A(Exception Test (ET) required), **C**(ET required), **D, E**

Other Material Planning Considerations

Key Planning Opportunities:

- Town centre location.
- Previously Developed Land.
- Proposal should improve the existing 'land-hungry' roundabout which is detrimental to the public realm, and accessibility to the Sculpture Park and River Ravensbourne.
- The area has the potential for larger scale retail and leisure uses and scope for a new car park to release other sites for development.
- Proposal provides an opportunity to:
 - enhance the Sculpture Park and river environment
 - provide a new mixed use block to include large format retail and leisure facilities on lower levels
 - new town centre shopper car park.

Key Planning Constraints:

- Site indicated as unsuitable for retail use but suitable for continued employment use.

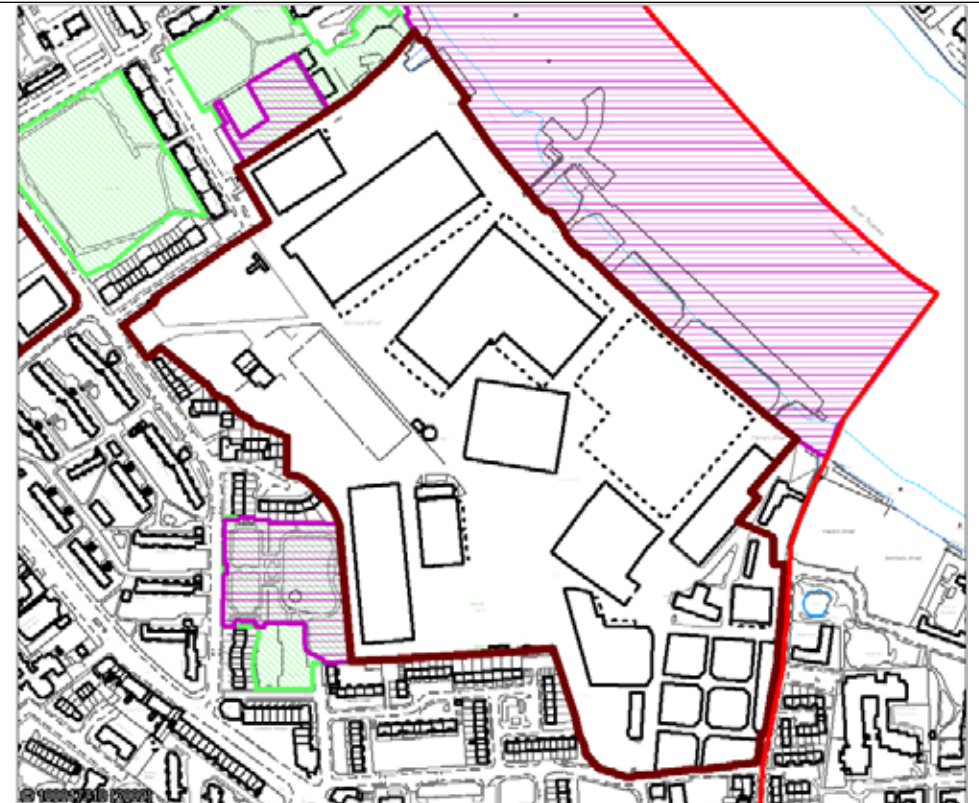
Other material planning considerations:

The redevelopment of LAAP15 is location specific given that it is essential to the regeneration of Lewisham town centre. Potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other 'LAAP' sites are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for the Less Vulnerable commercial development component of the proposed land use. However, should the More Vulnerable residential (C3) or pubs and bars (A4) development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



DCE 19 Convoys Wharf, Princes St, Deptford
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use including Retail (A1) Restaurants/Bars (A3/A4); Leisure (D2), Residential (C3); Cultural/Community Facilities; Waste Management Facility , Wharf activities; transport improvements**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ3a – A (Exception Test (ET) required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land
- A site of strategic importance taking up approximately half of Lewisham's River Thames frontage
- Central to the regeneration of the Deptford New Cross area
- Opportunity to maximise residential and non-residential densities and to cater for mix uses including heritage, leisure and commercial river-related development
- The River Thames is a Site of Importance to Nature Conservation
- Deptford Creek/Greenwich Riverside is identified as an opportunity area in the London Plan
- The site is generally accessible by Deptford Network rail station (10-15 minutes walk away) and bus routes are available on Evelyn Street
- Implement flood risk management/reduction measures

Key Planning Constraints:

- Approximately half of the site, including most of the river frontage, is designated as a safeguarded wharf
- The site includes 3 Listed Buildings
- The site falls within the Strategic Viewing Corridor from Greenwich Park to St. Pauls Cathedral
- The site is adjacent to an identified local view in the Lewisham Unitary Development Plan, 2004
- The Long Distance Thames Path diverts around the edge of Convoys Wharf as there is no public access along the edge of the river through the site
- Access to the Strategic Rail Network is via residential roads

Other material planning considerations:

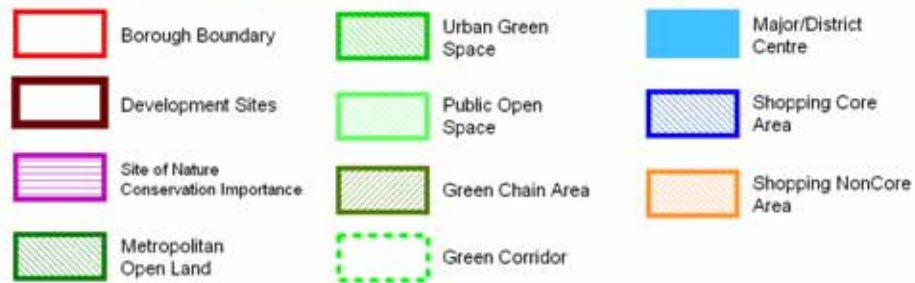
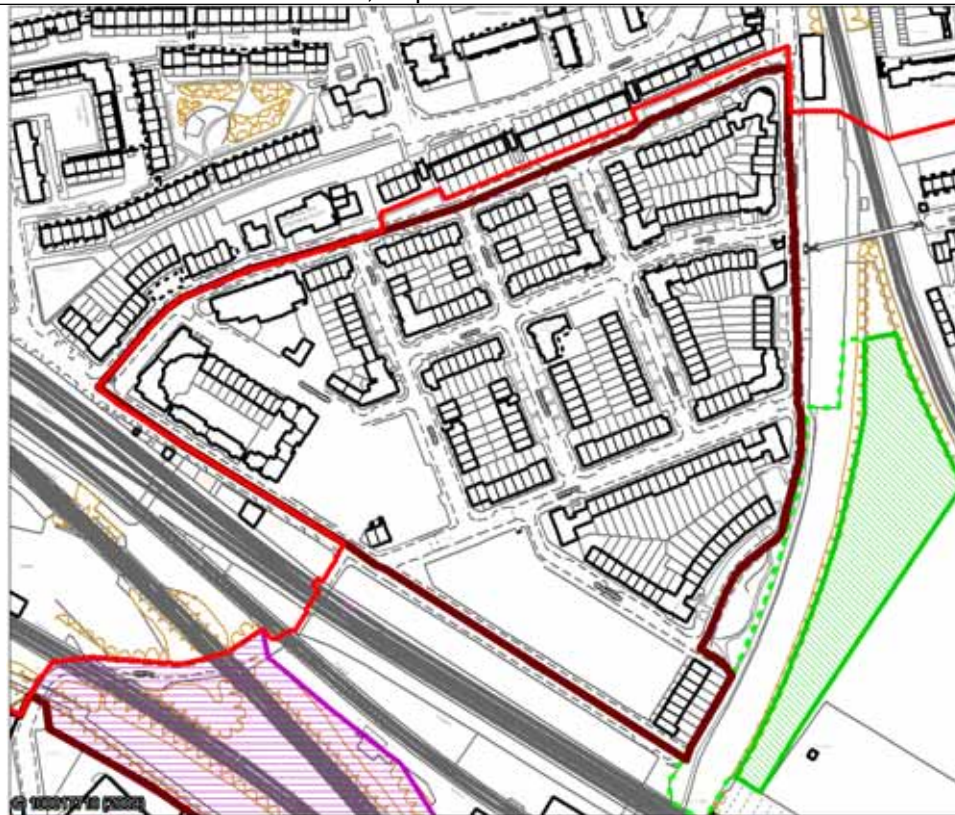
The redevelopment of DCE19 is location specific given that the site is of strategic importance and essential to the regeneration of the Deptford New Cross area. Potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

Likewise, other sites such as those prefixed with 'LAAP' are identified as essential to the regeneration of Lewisham town centre and/or the delivery of the local housing trajectories and are therefore regarded as not reasonably available alternatives.

A planning application has been submitted for a mixed use development of up to 447,045m².

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for the Less Vulnerable commercial development component of the proposed land use. However, should the More Vulnerable residential or leisure (A4) development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.



ER05 Silwood Estate Phase 4
Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Residential**

Vulnerability Classification: **More Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ3a – A (Exception Test (ET) required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land – Estate Renewal (Phase 4)
- Ensure surrounding area becomes a place where people aspire to live and work
- Provision of good quality affordable housing stock
- Improve housing stock to meet the government's decent homes target
- Implement flood management/reduction measures

Key Planning Constraints:

- Proximity to railway line
- Environmental impacts

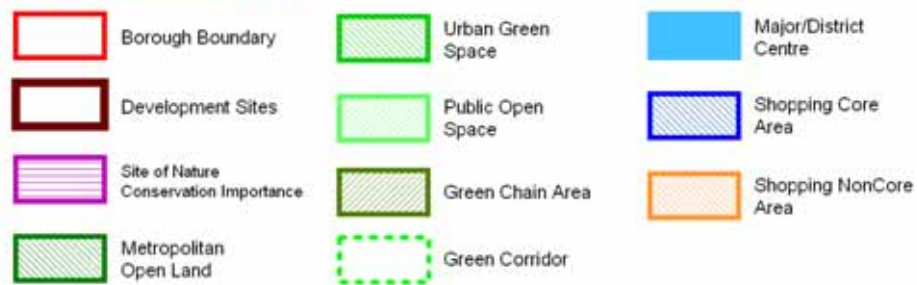
Other material planning considerations:

The redevelopment of ER05 is location specific in that it is an estate renewal project. Phases 1-3 having been built out. Thus, potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would have to pass the Exception Test for the proposed residential development to be deemed acceptable.

DCE20 Thanet Wharf, Deptford



DCE20 Thanet Wharf (Part of Creekside Village East), Copperas Street, Deptford SE8 3DA

Flood Risk and Development

Flood Zone: **FZ3a**

Proportion of site affected by Flood Zones: **FZ3a 100%**

Proposed Land Use: **Mixed Use Employment, Residential, Health and Nursery/Education facilities**

Vulnerability Classification: **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **No**

Other types of development suitable for site (see Table 1, Section 3) :

FZ3a – A (Exception Test (ET) required), C (ET required), D, E

Spatial Planning Context

Key Planning Opportunities:

- Previously Developed Land
- Form part of a wider comprehensive approach for the area complementing the Laban Centre and relating to nearby Areas for Regeneration
- The River Thames is a Site of Importance to Nature Conservation
- Implement flood management/reduction measures
- Promote sustainable transport and accessibility and permeability across the site and physical links with the surrounding area
- Provision of health services, nursery/educational facilities and open space to meet any increased need generated by the development
- Provide for cultural and creative industries

Key Planning Constraints:

- Contaminated Land
- Archaeological interest
- Tall buildings and impact on Strategic Views, the World Heritage Site and local vistas and views associated with listed buildings
- Impact on the viability of nearby protected Brewery Wharf
- Adjacent to Sue Godfrey Nature Park

Other material planning considerations:

The redevelopment of DCE20 is location specific given that within the UDP (2004) Thanet Wharf forms part of site specific proposal 20A, which is also known as a Key Development Site and is identified as an Opportunity Area within the London Plan. Potential alternative sites in Flood Zones 1 and 2 are not suitably located to accommodate this specific land development proposal.

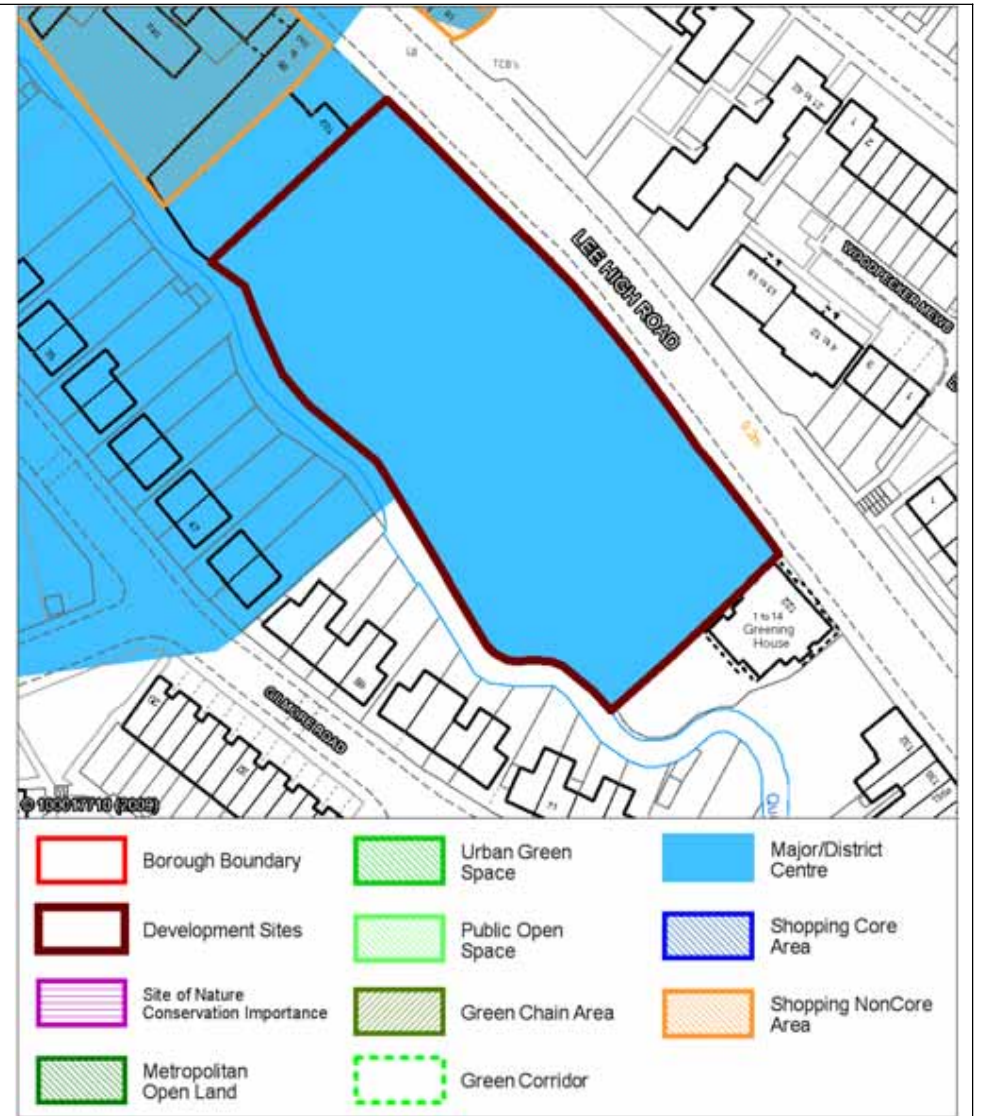
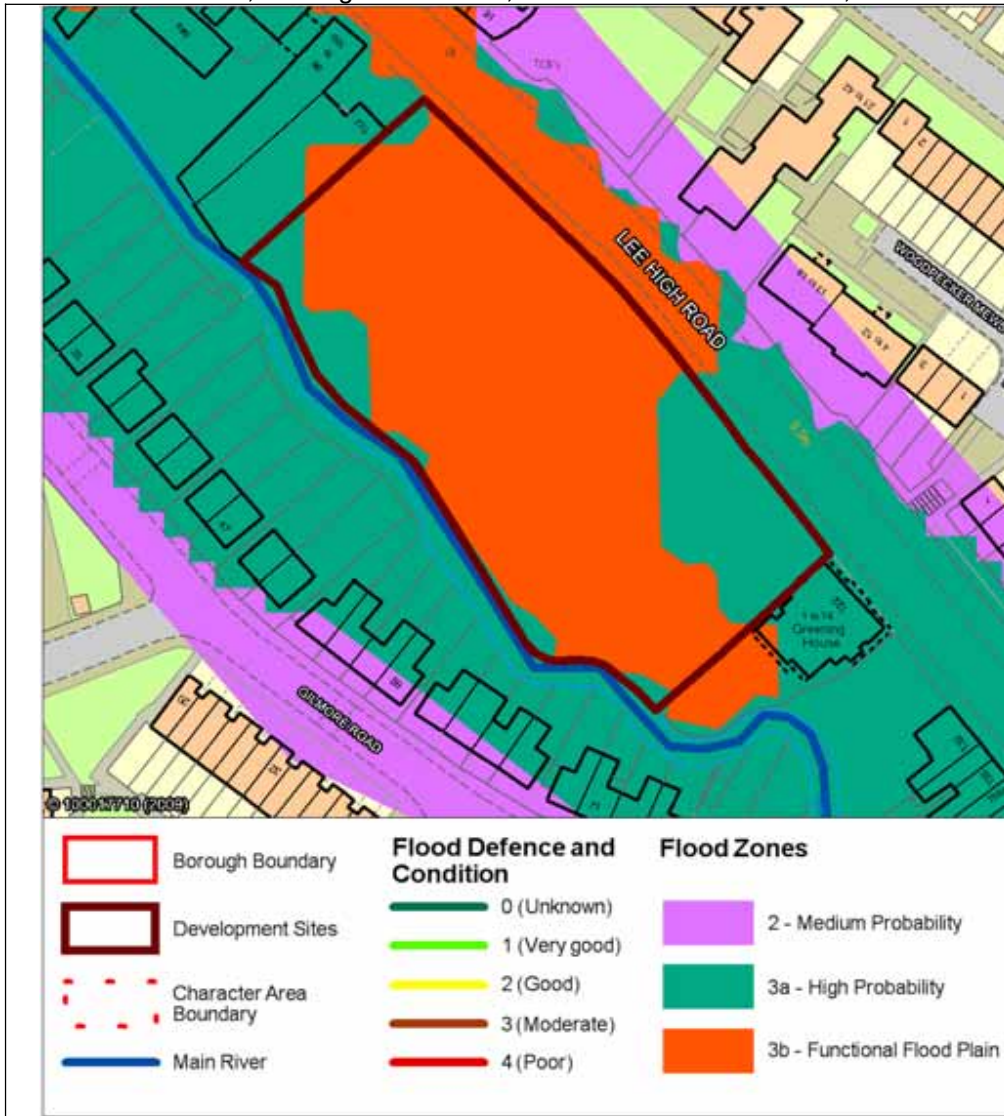
Site Acceptability (in accordance with PPS25:

- The site area (100%) affected by Flood Zone 3a would pass the Sequential Test if the site at ground level is exclusively used for the Less Vulnerable development component of the proposed land use. However, should the More Vulnerable residential, health, nursery/education aspects of development be proposed at ground level, the Exception Test would need to be satisfied in order for this type of development to be deemed acceptable.

10.0 The Sequential Test Site Profiles: Sites falling within Flood Zones 3a and 3b

Flood Risk Management Requirements

Applications for the development of sites located within Flood Zones 3a and 3b should demonstrate a number of flood risk management techniques. The techniques set out in Appendix 2 are development control recommendations for future development (minimum requirements) that should be applied by the local planning authority and conformed to by the developer.



LAAP06, Lee High Road Sites Nos 104-120 Eastern End, Lewisham
Flood Risk and Development

Flood Zone: **FZ3a and FZ3b**

Proportion of site affected by Flood Zones: **FZ3a 10%; FZ3b 90%**

Proposed Land Use: **Retail (A2) & Residential (C3)**

Vulnerability Classification): **More Vulnerable / Less Vulnerable**

Exception Test required? **Yes** (for More Vulnerable development in FZ3a / Development not compatible in FZ3b)

Reasonably available alternative site in area of lower flood risk or the same flood risk zone? **Yes**

Other types of development suitable for site (see Table 1, Section 3):

FZ3a – A (Exception Test (ET) required), **C** (ET required), **D, E**
FZ3b: A(ET required), **E**

Spatial Planning Context

Key Planning Opportunities:

- Town centre location.
- Previously Development Land.
- Scope for a large food retail unit with parking and to improve the access and the environment of the River Quaggy.
- Proposal comprises ground floor retail uses with residential above and parking to the side and rear.

Key Planning Constraints:

- Proximity to Quaggy/ large part of site falls within functional flood plain
- Edge of town centre

Other material planning considerations:

A total of 8 alternative sites are located in Flood Zones 1 and 2. Of the 8, ADD 3 and ADD16 are located in Lewisham are thus in close proximity to LAAP6. It is recommended that these sites are allocated ahead of LAAP6 on the grounds that they could accommodate the proposed use in an area at a much lower risk of flooding.

Planning Application granted on the Lidl site for retail at ground floor with residential above

Site Acceptability (in accordance with PPS25:

- The site area (10%) affected by Flood Zone 3a fails the Sequential Test as reasonably available alternative sites have been identified in Flood Zone 1, an area at lower flood risk.
- The site area (90%) affected by Flood Zone 3b fails the Sequential Test because the proposed land uses are not permitted on Flood zone 3b.

Appendix 1: Sequential Test Dataset Table

	Job No B0871400	Appendices
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Appendix 2: Development Control Recommendations per Flood Zone

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	Job No B0871400	Appendices
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