

London Borough of Merton

Flood Risk: Updated Sequential and Exception Test of Site
Allocations

Publication Version of the Local Plan 2022

1 Introduction

- 1.1. This report sets out and demonstrates how the borough has applied the Sequential and Exception Tests in accordance with the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (PPG) to the site allocations within the London Borough of Merton's new Local Plan.
- 1.2. The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites. As part of the evidence base for the Local Plan, the council is required to apply the Sequential Test. In doing so, flood risk constraints are considered alongside many other planning issues when identifying suitable areas for development.
- 1.3. This Sequential Test report has been prepared by the London Borough of Merton as part of the Local Plan hereby referred to as the Plan.
- 1.4. The sequential test, is a risk-based approach to the location of development is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk, taking climate change into account.
- 1.5. Merton Council must demonstrate that it has considered a range of possible sites in conjunction with the flood zone and vulnerability information from the Level 1 Strategic Flood Risk Assessment (SFRA) and applied the Sequential Test, and where necessary, the Exception Test (Level 2 SFRA), in the site allocation process.

2 Merton's Local Plan

- 2.1. Merton's Local Plan seeks to promote 'Good Growth' in line with the London Plan Good Growth principles and policies. By, building strong inclusive communities, making the best use of land, creating a healthy city, building more homes and affordable housing to address the housing crisis, growing and maintaining a strong economy, increasing efficiency and resilience by moving towards a net-zero carbon city by 2050 and adapting to the impacts of climate change.
- 2.2. Dealing with this level of growth will be a huge challenge, putting pressure on land, housing, infrastructure and the environment. It also comes as we are and have faced other unprecedented challenges such as Brexit and Coronavirus (COVID-19) pandemic.
- 2.3. The Local Plan seeks to ensure that Merton's future growth is, planned in a sustainable way in accordance with the National Planning Policy framework (NPPF), London Plan and its Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, creating liveable attractive places for people to

live, study, work and visit, as well as delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton.

- 2.4. The Local Plans states that the effects of growth will be considered, ensuring that any significant impact is avoided, or necessary mitigation measures employed. Delivering high quality, sustainable and resilient places through good design and effective master planning and/or Neighbourhood Plans will be essential for future growth in Merton.
- 2.5. The growth in population and jobs has not been matched by the growth in the number and type of homes, especially affordable housing to meet the needs in Merton. A major barrier to potential growth is our limited available developable land. The borough has over 1300 hectares of open space which makes up 35% of the borough. The council housing target has significantly increased, and 9,180 homes are to be built in Merton by 2029, as set out in the London Plan 2021 and to meet the Local Plan's 15-year housing needs.
- 2.6. Furthermore, the London Plan has identified an Opportunity Area (OA) in Merton. This OA runs from Wimbledon, South Wimbledon, Colliers Wood and Morden. The London Plan ambition for is to deliver 5000 new homes and 6000 jobs (indicative figure up to 2041). It should, be noted that these figures form the starting point and the ambition for the OA is not, predicated on the delivery of Crossrail 2. All of this with a backdrop of limited available developable land as stated earlier in this report.

3 Background and planning context

Local Plan consultations

- 3.1. The council held a public consultation called Call for Sites, as part of this consultation the council was seeking sites for development. The council received nominations for 68 sites to be considered for allocation and land use designation in the Local Plan. This included sites that were allocated in the previous Local Plan which were not started but are still available, suitable and deliverable. These were mainly council owned sites.
- 3.2. The next step for the council was to assess each site for constraints such as flooding from all sources and flood zones designations. The purpose of this exercise was to establish if, a site was suitable for development. Where constraints were identified we asked could this be overcome through mitigation measures and importantly and if yes, would the site have potential to deliver sustainable benefits (economic, environmental and social).
- 3.3. Sites that were not suitable for allocation were not taken forward. Again, at the stage 2 public consultation, a further 5 sites were proposed for allocation. The council repeated the same process as at the Call for Sites

stage, reviewing the constraints and if, the site was available, suitable and deliverable. As the Local Plan developed, a number of sites dropped out of the Local Plan. The reasons were varied:

- Landowner no longer wanted the site allocated
- Unable to contact the landowner of the nominated site
- It was established the site could not be delivered within the Plan period
- Site was not suitable, available or deliverable
- A number of constraints
- Site was granted planning permission

3.4. The tables and assessments below contain all the sites that were contained in the Local Plan at Stage 3 (Regulation 19) publication between July and September 2021.

3.5. Merton's Local Plan was submitted to the Secretary of State on 2nd December 2021

4 Application of the Sequential Test in Plan Making

4.1. As mentioned earlier in this report, as part of the evidence base for the Local Plan the council is obliged to apply the Sequential Test where appropriate. In doing so, flood risk constraints are considered alongside many other planning issues when identifying suitable areas for development.

4.2. Merton Council, as the plan maker, must demonstrate that it has considered a range of possible sites in conjunction with the flood zone and vulnerability information from the Level 1 Strategic Flood Risk Assessment (SFRA) and applied the Sequential Test, and where necessary, the Exception Test (Level 2 SFRA), in the site allocation process.

5 Methodology

5.1. The [flood zones](#) as refined in the Strategic Flood Risk Assessment for the borough, provide the basis and evidence for applying the Sequential Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river flooding).

5.2. Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the [flood risk vulnerability of land uses](#) and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river flooding), applying the [Exception Test if required](#).

5.3. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river flooding) be considered, considering the flood risk vulnerability of land uses and applying the Exception Test if required. In Merton, there are

- no areas of the borough affected by sea or tidal flooding.
- 5.4. Within Merton's Level 1 SFRA (Appendix C), Table C-1 shows the flood risk definitions for all sources of flooding (i.e. not only river flooding associated with flood zones) in order to support with the application of the Sequential Test. Figure C-1 in the Level 1 SFRA illustrates risk based approach and methodology for applying the Sequential Test for sites which Merton has adopted in the allocation of sites as part of the preparation of the Local Plan.
 - 5.5. The Sequential Test requires an understanding of the flood zones in the study area and the vulnerability classification of the proposed developments. Flood zone definitions are provided in Table 4-1 or Table 5-2.
 - 5.6. To ensure Merton uses the most up to date flood risk data and evidence, Merton developed an [interactive online ArcGIS Story Map to support the Level 1 SFRA](#)
 - 5.7. Flood risk vulnerability classifications are defined in PPG Table 2 and are presented in Table C-2.
 - 5.8. The Sequential Test should be undertaken by each London Borough and accurately documented to ensure decision making processes are consistent and transparent to all.

Table 1: Flood risk vulnerability classification (NPF Annex 3)

<p>Essential infrastructure</p>	<ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood. • Wind turbines. • Solar farms.
<p>Highly vulnerable</p>	<ul style="list-style-type: none"> • Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)
<p>More vulnerable</p>	<ul style="list-style-type: none"> • Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking 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 holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable	<ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. • Car parks.
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 working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

6 Stages for the Sequential Test for Plan Making

- 6.1. The information required to address many of these steps is provided in the accompanying GIS layers and maps presented in Appendix A or the [Merton SFRA Online Map](#).
1. Identify potential development sites and assign a unique ID reference.
 2. Assign each potential development with a vulnerability classification (Table C-2 of SFRA). Where development is mixed, the development should be assigned the highest vulnerability class of the development proposed.
 3. Determine the Flood Zone classification of each site based on a review of Appendix A Figure 1, Merton SFRA Online Map or the Flood Map for Planning (Rivers and Sea). Where a site covers more than one flood zone, all flood zones should be noted.
 4. Identify existing flood defences serving the potential development sites. (However, it should be noted that for the purposes of the Sequential Test, flood zones ignoring defences should be used).
 5. Identify the design life of the potential development, to determine the time horizon over which the impact of climate change should be considered: · 100 years – up to 2120 for residential developments; and · Design life for commercial / industrial developments will be variable, however at least a 60 year design life⁴⁸ should be assumed for such development, unless demonstrated otherwise.
 6. Highly Vulnerable developments to be accommodated within the LPA area should be located in those sites identified as being at Low Risk (Table C-1 of SFRA). If these cannot be located in areas at Low Risk because the identified sites are unsuitable or there are insufficient sites in Low Risk areas, sites in Medium Risk (Table C-1) can then be considered. Highly Vulnerable developments in Flood Zone 2 will require application of the Exception Test. If sites at Medium Risk are inadequate, then the LPA may have to identify additional sites at Medium Risk to accommodate development or seek opportunities to locate the development outside their administrative area. Within each area Highly Vulnerable development should be directed, where possible, to the areas at lowest risk from all sources of flooding. It should be noted that Highly Vulnerable development is not appropriate in Flood Zones 3a and 3b.
 7. Once all Highly Vulnerable developments have been allocated to a development site, the LPA can consider those development types defined as More Vulnerable. In the first instance More Vulnerable development should be located in any unallocated sites in a Low Risk area (Table C-1). Where these sites are unsuitable or there are insufficient sites remaining, sites at Medium Risk (Table C-1)

can be considered. If there are insufficient sites in Low or Medium Risk to accommodate More Vulnerable development, sites in High Risk can be considered. More 48 Mayor of London, 2014, Sustainable Design and Construction SPG, London Plan 2011 Implementation Framework. Level 1 Strategic Flood Risk Assessment Project number: 60620167 Prepared for: London Borough of Wandsworth AECOM 67 Vulnerable developments in Flood Zone 3a will require application of the Exception Test. As with Highly Vulnerable development, within each area More Vulnerable development should be directed to areas at lowest risk from all sources of flooding. It should be noted that More Vulnerable development is not appropriate in Flood Zone 3b.

8. Once all More Vulnerable developments have been allocated to a development site, the LPA can consider those development types defined as Less Vulnerable. In the first instance Less Vulnerable development should be located in any remaining unallocated sites in Low Risk areas (Table C-1), continuing sequentially with Medium Risk (Table C-1), then High Risk (Table C-1). Less Vulnerable development types are not appropriate in Flood Zone 3b – Functional Floodplain.
9. Essential Infrastructure should be preferentially located in the lowest flood risk zones, however this type of development may be located in Flood Zones 3a and 3b, provided the Exception Test is satisfied.
10. Water Compatible development has the least constraints with respect to flood risk and it is considered appropriate to allocate these sites last. The sequential approach should still be followed in the selection of sites; however, it is appreciated that Water Compatible development by nature often relies on access and proximity to water bodies.
11. Where the development type is Highly Vulnerable, More Vulnerable, Less Vulnerable or Essential Infrastructure and a site is found to be impacted by a recurrent flood source (other than tidal or fluvial), the site and flood sources should be investigated further regardless of any requirement for the Exception Test.

7 Exception Test

- 7.1. Having completed the Sequential Test, the Exception Test aims to provide a method of managing flood risk whilst still allowing necessary development to occur in the interests of sustainable development.
- 7.2. The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The NPPF clearly states the purpose of the planning system is to

contribute to the achievement of sustainable development.

- 7.3. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 7.4. The purpose of the Exception Test is to ensure that where it may be necessary to locate development in areas at risk of flooding, new development is only permitted in Flood Zone 2 and Flood Zone 3 where the flood risk is clearly outweighed by other sustainability factors and where the development will be safe during its lifetime, considering climate change.
- 7.5. For the Exception Test to be passed there are two elements to the Exception Test, both of which need to be passed:
1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared
 2. A site-specific Flood Risk Assessment (FRA) must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flooding elsewhere and where possible reducing flood risk overall

Flood risk vulnerability classification

Flood Zones	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

✓ Development is appropriate

X Development should not be permitted.

8 Conclusion

- 8.1. The Sequential Test has been applied to 53 proposed site allocations within the borough.
- 8.2. The conclusions drawn as a result of this report will determine whether the sites are in suitable locations in terms of flood risk and development use. The NPPF outlines that new development should be steered towards land in flood zone 1.
- 8.3. Out of the 53 sites tested, 38 are wholly located in flood zone 1 and are deemed suitable for all development including residential, commercial and/or industrial uses.
- 8.4. The remaining 15 sites are affected by one or more of flood zones 2, 3a or 3b.
- 8.5. Of these 15 sites, 7 are considered to be appropriate for its Flood Zone and not requiring the Exception Test.
- 8.6. There were no known alternative sites which are currently available in lower risk flood zones. Some of the site allocations had significant portions of the site within FZ1 and/or FZ2, hence when applying the sequential approach to site layout (as per the requirements in the SFRA level 2), the Council would deem the site allocation as being acceptable.
- 8.7. 8 Sites were deemed to require the Exception Test. The supporting information as part of the Exception Test (see table and the requirements of the SFRA Level 2 site appraisals), would allow the developments in higher risk zones to be considered suitable and therefore the Sequential Test is considered to be passed for the site allocations. The final column in the table details the Exception Test supporting information and outlines the sustainability factors that outweigh flood risk and how the development will be safe during its lifetime, considering climate change.
- 8.8. A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) was carried out at each consultation stage of the Plan (including the site allocations) against the SA objectives.
- 8.9. A site-specific Flood Risk Assessment, assessing all forms of flood risk would need to be carried out in addition at the application stage. The information provided in this document and associated table below is to demonstrate that both parts of the Exception Text are satisfied for the purposes of plan making for all allocated sites, but that individual development sites would still need to demonstrate part two through an appropriate site-specific Flood Risk Assessment, as part of a Planning Application.

The information presented in the document does not preclude the

potential for mitigation requirements that require careful consideration at the planning application stage to integrate into development proposals, nor does it guarantee that solutions can be found on individual sites that can be considered safe in accordance with part 2 of the Exception Test.

- 8.10. The [SFRA Level 2 document](#) provides detailed information to address part two of the exceptions test and applicants should use this information to inform their flood risk assessment.
- 8.11. In summary, the Council considers the Sequential Test and the Exceptions Test to be passed for all the allocated sites in the Publication Version of the Merton Local Plan.

Colliers Wood neighbourhood

Site Allocation ID	Site Name	Flood Zones	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
CW1	Baltic Close	2	Brownfield site (Hardstanding/Fenced off)	Residential and commercial mixed-use scheme	More Vulnerable /Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
CW2	Brown & Root Phase 2, Car Park South of Britannia Point	1, 2, 3a	Vacant Brownfield site(Hardstanding)	Mixed use development residential on upper floors with a mix of town centre uses on ground floor (financial and professional services, food and drink, office, assembly, health/day centre)	Less Vulnerable / More Vulnerable	<p>FZ3a: 98% of this site is located within Flood Zones one and two (FZ1, FZ2). With a sequential approach to the site layout i.e. locating the development in the lower risk portion of the site, this site allocation can continue to be located in this area. As such, there is no need to consider alternative sites in lower flood zones.</p> <p>FZ3b: 98% of this site is located within Flood Zones one and two (FZ1, FZ2). With a sequential approach to the site layout i.e. locating the development in the lower risk portion of the site, this site allocation can continue to be located in this area. As such, there is no need to consider alternative sites in lower flood zones.</p>	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>Development in area with established good transport links</p> <p>All new housing will meet Decent Homes standards</p> <p>It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs.</p> <p>It will enhance the appearance of the area.</p> <p>Improvements will be made to the public realm.</p> <p>It will make the area a more vibrant place to live.</p> <p>Community facilities will be improved in the area.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site-specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are:</p> <ul style="list-style-type: none"> - A sequential approach should be applied within the site steering development towards those areas where the hazard rating is lower and at lower risk of surface water flooding. - Finished floor levels for More and Less Vulnerable to be set 300mm above the 1% AEP flood level including 35% climate change. - safe access and egress away from the site in the event of flooding from the River Wandle - A Flood Warning and Evacuation Plan <p><i>Planning permission submitted January 2021</i></p>
CW3	Colliers Wood Community Centre	1, 2	Community Centre	Mixed-use community Residential.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Site Allocation ID	Site Name	Flood Zones	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
CW4	Colliers Wood Station	1, 2	Station and commercial premises.	Retail, Financial and professional, Restaurant or café, Community uses Residential on upper floors.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
CW5	Priory Retail Park	1, 2, 3a, 3b	Retail sheds and surface car park.	Town centre uses on ground/lower floors (shops financial and professional services, food and drink, office, assembly, health/day centre or other sui generis use), Residential on upper floors and public space.	Less Vulnerable / More Vulnerable	<p>FZ3a: While this site spans across all flood zones, 95% of it sits within the lower flood zones one and two (FZ1, FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones.</p> <p>FZ3b: While this site spans across all flood zones, 95% of it sits within the lower flood zones one and two (FZ1, FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones.</p>	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>Development in area with established good transport links All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. It will enhance the appearance of the area. Improvements will be made to the public realm. It will make the area a more vibrant place to live. Community facilities will be improved in the area. There will be improvements to the local street and road network.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. For example, some of the site specific requirements are: - 2% of the site is in FZ3b and 35 in FZ3a. There will be no development in these areas of the site. Development will be in FZ1 and FZ2 and these will be less and more vulnerable which is acceptable in these areas. In addition the following requirements will apply: - Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change. - Arrangements should be made for safe access and egress away from the site in the event of flooding from the River Wandle. - A Flood Warning and Evacuation Plan.</p>

Mitcham Neighbourhood

Site Allocation ID	Site Name	Flood Zones	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Mi1	Benedict Wharf	1	Waste facility	Residential, community uses	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi2	Birches Close	1	Healthcare	Healthcare with community and enabling residential development	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi3	Burn Bullock and Mitcham Cricket Pavilion	1	Public house (currently closed) car park, Sports facility	Residential, Sports facility	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi4	Elm Nursery Car Park	1	Car Park	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi5	Land at Canons	1	Vacant	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi6	326 and 328 London Road	1	Offices	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi7	370 London Road	1	Outdoor car wash	Residential Retail	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi8	1 to 12 Majestic Way	1	residential, retail, office community and car park	Residential, retail, businesses, food and drink and community services	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi9	Former Mitcham Fire Station	1	Fire station	Residential, Healthcare Community Uses	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi10	Mitcham Library	1	Library	Library, Residential	Less Vulnerable More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi11	Raleigh Gardens car Park	1	Car Park	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi12	Sibthorpe Road Car Park	1	Car Park	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi13	30 St Mark's Road	1	Residential(long term vacant)	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Site Allocation ID	Site Name	Flood Zones	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Mi14	United Westminster Schools site	1	Playing field (Vacant)	Residential Sporting facilities	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi15	Taylor Road Day Centre	1	Day care centre	Residential, Healthcare, crèches	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi16	Mitcham Gasworks Western Road	1	Vacant	Residential, Healthcare, crèches, day centre	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi17	White Hart Pub and back land London Road	1	Public house (currently closed) car park	Residential Restaurant /cafe or public house	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi18	Wilson Hospital	1	Health centre	Residential Healthcare	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mi19	Worsfold House Church Road	1	Offices	Residential Education	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Morden neighbourhood

Site Allocation ID	Site Name	Flood zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Mo1	Chaucer Centre	1	Offices	Residential, Healthcare, crèches, day centre	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mo2	Farm Road Church	1	Religious establishment (vacant)	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mo3	Imperial Sports Ground Tooting and Mitcham Hub	1,2,3	Sports Ground	Intensification of sporting activity on the wider Tooting and Mitcham Hub site may be supported by enabling development. Residential.	Water Compatible / Less Vulnerable / More Vulnerable	The majority of this site, 94%, is located in Flood Zones one and two (FZ1, FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones.	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. Open spaces will be incorporated into the development.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are:</p> <ul style="list-style-type: none"> - A sequential approach should be applied within the site, steering development away from the northern edge of the site towards those areas in Flood Zone 1 and at lower risk of surface water flooding. - An ordinary watercourse is located within the site boundary and the risk of flooding from this source should be further assessed as part of a site-specific flood risk assessment. Development should be set back from the edge of the Ordinary Watercourse. Consent will be required from Merton Council as the Lead Local Flood Authority for any works affecting flow in this watercourse. - Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change. <p><i>On 20 August 2020, Merton's Planning Applications Committee resolved to grant planning permission for the development of 77 homes on the site, subject to the completion of a S106 legal agreement and conditions. This application is considered to be of potential strategic importance and therefore, as part of Stage 2 of the referral process, the Mayor of London now has to make a decision to allow the Planning Applications Committee decision to stand, to direct refusal, or to take over the application, thus becoming the local planning authority.</i></p>

Site Allocation ID	Site Name	Flood zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Mo4	Morden Regeneration Zone	1	Residential, retail, office, community and leisure, public realm and transport infrastructure	Residential, retail, office, community and leisure, public realm and transport infrastructure	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mo5	Morden Road Clinic and Morden Hall Medical Centre	1	Health centre and pharmacy	Residential Healthcare	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mo6	York Close Car	1	Car Park	Residential Car Park	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Mo7	Gifford House	1	Offices	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Raynes Park neighbourhood

Site Allocation ID	Site Name	Flood Zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
RP1	Amity Grove Clinic	1	Health Centre (relocated elsewhere)	Residential	More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
+RP2	245 -247 Burlington Road.	2,3	Former light industrial use ; now largely derelict	mix of retail, research and development and light industrial with residential on upper floors	Less Vulnerable / More Vulnerable	98% of this site is located within Flood Zones one and two (FZ1 , FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. It will enhance the appearance of the area. Improvements will be made to the public realm.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site-specific recommendations for managing and reducing flood risk for any development in RP2. The site-specific requirements are: A sequential approach should be applied within the site, steering development towards those areas at lower risk of flooding from all sources Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change</p>

Site Allocation ID	Site Name	Flood Zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
RP3	Tesco, Burlington Road	2,3,3b	Vacant office, call centre and warehouse site. Retail store car parking beneath 'air rights' opportunity.	Supermarket, residential, landscaping and access.	Less Vulnerable / More Vulnerable	Merton is a relatively small London borough with limited land supply available. The site will help contribute to creating safe attractive environments, provide new homes, jobs, social infrastructure and will help increase public access in the area. The additional residences will help satisfy the demand for housing within Merton. Improved transport capacity, a new permeable network of streets and urban spaces including amenity space. All alternate available sites are already included in the site allocations so there it is not possible to locate this is a lower flood risk zone	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. It will enhance the appearance of the area. Improvements will be made to the public realm. Open spaces will be incorporated into the development. Open spaces will be incorporated into the development</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site-specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are: Development is not permitted in Flood Zone 3b Functional Floodplain. <ul style="list-style-type: none"> Development should be set back from the edge of the Pyl Brook by at least 8m. A sequential approach should be applied within the site, steering development towards those areas in Flood Zone 2 and at lower risk of surface water flooding. Development should be avoided in Flood Zone 3a. Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change <i>Planning permission granted on appeal in 2021</i></p>
RP4	80-86 Bushey Road.	1,2,3,3b	Part vacant, part retail, office and employment use (light industrial)	Residential-led mixed use development with office and/or community use and/or retail, professional services, food and drink	More Vulnerable / Less Vulnerable	97% of this site is located within Flood Zones one and two (FZ1, FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones.	Exception test required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. It will enhance the appearance of the area.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are: <ul style="list-style-type: none"> A sequential approach should be applied within the site, steering development towards those areas in Flood Zone 1 and at lower risk of surface water flooding. Development should be avoided in the south west part of the site close to Flood Zone 3b Functional Floodplain. Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including an allowance of 35% for climate change. The site is located on the southern edge of the floodplain, and dry access/egress (i.e. above the modelled flood level for the 1% AEP event including 35% climate change allowance) should be achievable on the southern edge along the A289 or to the north along Bodnant Gardens and the B282. Any increase in building footprint along the south western part of the site will need ensure no loss in floodplain storage. </p>

Site Allocation ID	Site Name	Flood Zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
RP5	All England Lawn Tennis Club Community Sports Ground 216 Grand Drive	1,2	Tennis Courts & Facilities	Tennis Courts & Facilities	Water compatible	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
RP6	Land at the former LESSA Sports Ground Grand Drive	1,2,3,3b	Sports Ground	Sporting use or Residential and Community Use	Water Compatible / Less Vulnerable / More Vulnerable	89% of this site is located within Flood Zones one and two (FZ1, FZ2). With a sequential approach to the site layout, this development can be located in this area. As such, there is no need to consider alternative sites in lower flood zones.	Exception test Required	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	<p>All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs.</p> <p>The Level Two Strategic Flood Risk Assessment outlines the site-specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are: There will be no development within FZ3b, 4% of the site. A sequential approach should be applied within the site, locating development entirely within those areas in Flood Zone 1 and at lower risk of surface water flooding. Development is not permitted in areas of Flood Zone 3b Functional Floodplain in the south west part of the site, No ground raising should take place. Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change. A Flood Warning and Evacuation Plan</p> <p><i>The site has an extensive planning history. It was part of a larger site that was granted planning permission on appeal in 2009 for the redevelopment of the site to provide:</i> - 44 homes (along what is now Meadowview Road). - new tennis courts and clubhouse for the relocated Raynes Park Tennis Club – sports provision (on this site proposal) offered to Merton Council or Kings College School A series of planning applications were submitted in 2020 and 2021 for sports use on part of the site and residential on the remainder. Most recent application is 21/P4063</p>
RP7	Rainbow Industrial Estate Grand Drive	1	Industrial Estate	Residential Employment led regeneration	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
RP8	West Barnes Library	1,2	Library	Library with residential on upper floors.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Wimbledon neighbourhood

Site Allocation ID	Site Name	Flood zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Wi1	Battle Close, North Road	1	Vacant	Residential Sport and leisure	More Vulnerable Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi2	Broadway Car Park,	1	Car Park	Retail, café and restaurants, community, cultural, leisure and entertainment, offices and hotel.	Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi3	All England Lawn Tennis Club	1	Tennis Courts & Facilities	Tennis Courts & Facilities	Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi5	Hartfield Road Car Park	1	Car Park	Retail, offices, assembly and leisure and hotel	Less Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Site Allocation ID	Site Name	Flood zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Wi6	Highlands House, 165- 171 The Broadway	1	Retail, commercial and offices	Retail, financial, restaurants, drinking establishments, offices, community, sporting/leisure use, residential and hotel.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi7	Rufus Business Centre	2,3	Commercial	Mixed-use Residential and Light Industrial.	Less Vulnerable / More Vulnerable	The site is predominantly in Flood Zone 1. This means the development can be located in this area. As such, there is no need to consider alternative sites in Flood Zone 1.	Exception test required	A site-specific Flood Risk Assessment and a Surface Water Flood Risk Assessment will need to be submitted with any planning application. <i>This site is subject to a live planning application which the council is determining now.</i>	All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. The Level Two Strategic Flood Risk Assessment outlines the site-specific recommendations for managing, mitigating and reducing flood risk for development in this site allocation. Some of these recommendations are: A sequential approach should be applied within the site, steering development towards those areas at lower risk of fluvial and surface water flooding. Finished floor levels for all More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change. Arrangements should be made for safe access and egress away from the site in the event of flooding from the River Wandle <i>Planning application submitted</i>
Wi8	South Wimbledon Station	1,2	Underground station and commercial premises.	Residential or residential mixed-use retail, financial services and professional, cafes and restaurants, public house and offices.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	
Wi9	28 St George's Road	1	Vacant	Community use, retail, financial and professional services, offices, hotel and residential.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi10	Prospect House, 30 St George's Road	1	Offices	Offices Hotels	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi11	Victoria Crescent, 39-59 The Broadway	1	Retail Leisure	Retail, hotel, financial assembly and leisure	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A

Site Allocation ID	Site Name	Flood zone	Current Use	Proposed Development Use	Flood Risk Vulnerability Classification of Proposed Use	Could the Development be Allocated in a Lower Flood Risk Zone?	Acceptability of Development in terms of Sequential test	Sequential Test Passed (Yes/No)	Exception Test (ET) Supporting Information
Wi12	Wimbledon Stadium and Volante Site	1,2,3,3b	Vacant and largely under construction.	Intensification of sporting activity (D2 Use Class) with supporting enabling development.	Water compatible Less Vulnerable More Vulnerable	Merton is a relatively small London borough with limited land supply available. The site will help contribute to creating safe attractive environments, provide new homes, jobs, social infrastructure and will help increase public access in the area. The additional residences will help satisfy the demand for housing within Merton. Improved transport capacity, a new permeable network of streets and urban spaces including amenity space This site is a key estate regeneration area. As such, locating the development elsewhere would not fulfil its regeneration objectives. The site cannot be located in a lower flood risk zone	Exception Test required	Yes (Although a site specific Flood Risk Assessment and a Surface Water Flood Risk Assessment will need to be submitted with any planning application) <i>Planning permission has been granted and the development has been constructed (14/P4361)</i>	All new housing will meet Decent Homes standards It will increase the supply of housing in the borough, thereby contributing to the 9,180 homes to be built in Merton by 2029 as set out in the London Plan 2021 and to the Local Plan's 15-year housing needs. It will enhance the appearance of the area. Improvements will be made to the public realm. It will make the area a more vibrant place to live. The Level Two Strategic Flood Risk Assessment outlines the site specific recommendations for managing, mitigating and reducing flood risk for development on this site allocation. Some of these recommendations are: A sequential approach should be applied within the site where possible. The proposed development must not reduce the ability of the floodplain to store water Floodplain compensation storage must be provided on a level-for-level and volume-for-volume basis. Given the entire site is located within the 1% AEP including 35% flood extent, it will not be possible to provide compensation storage within the site itself. Further guidance on the provision of compensatory flood storage is provided in section A3.3.10 of the CIRIA document C624. Finished floor levels for More and Less Vulnerable development should be set 300mm above the 1% AEP flood level including 35% allowance for climate change. Arrangements should be made for safe access and egress away from the site in the event of flooding from the River Wandle
Wi13	8-20 Worple Road and 20-26 St George's Road	1	Supermarket with ancillary car parking, and offices	Retail, financial, restaurants, drinking establishments, offices, community, sporting/leisure use, residential and hotel.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi15	YMCA Wimbledon	1	Hostel, gym, sports hall and café.	Retail, financial, restaurants, drinking establishments, offices, community, sporting/leisure use, residential and hotel.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A
Wi16	Centre Court Shopping Centre	1	Retail, financial and professional services, offices	Retail, financial, restaurants, drinking establishments, offices, community, sporting/leisure use, residential and hotel.	Less Vulnerable / More Vulnerable	It is not necessary to relocate this development.	Development is acceptable	Yes (although a Surface Water Drainage Strategy and Flood Risk Assessment will need to be submitted with any planning application).	N/A