Wandsworth Borough Council

Flood Risk and Development Sequential Test Report

Publication Version of the Local Plan

January 2022

Contents

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

1. Introduction

The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG) require Local Authorities to use the flood risk 'Sequential Test' in the planning system. The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites.

As part of the evidence base for the Local Plan the Council is obliged to apply the Sequential Test where appropriate. In doing so, flood risk constraints are considered alongside many other planning issues when identifying suitable areas for development. The Council applied this method to each site contained within the Pre-publication Version Local Plan (November 2020) to ensure that the sites are suitable for the preferred uses which have been identified.

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

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

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

2. Local Policy Context

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

Housing Supply

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

The <u>Wandsworth Housing and Economic Land Availability Assessment 2021</u> provides an assessment of whether there is sufficient housing and economic land in Wandsworth to support the needs identified by the proposed London Plan and the Wandsworth Employment

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

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

3. Methodology

The methodology undertaken to apply the Sequential Test follows the approach outlined in the National Planning Policy Framework and National Planning Practice Guidance.

3.1. Data Collection

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

Some sites are located within more than one flood zone. Where this occurs, the commentary column shows which flood zone covers the majority of the site. This information is shown in the accompanying table to this report.

Information on the proposed development use, flood risk vulnerability classification and whether the site is located within a SFRA Tidal Breach location is contained within the Sequential Test table. The vulnerability classification is noted for each site in accordance with Table 2 of the National Planning Practice Guidance. Table 3 of the NPPG was used to identify which developments are compatible with the Flood Zone. The table identifies the sites where the Exception Test is required at the planning application stage. Sites have been identified to apply the test where it has not been possible to locate more vulnerable sites to areas of lower flood risk.

3.2. Sequential Test Score

There are three possible outcomes as a result of the Sequential Test:

Development is appropriate: The development has passed the Sequential Test.

Exception Test is required: Development of this vulnerability is only acceptable if the Exception Test can also be satisfied and demonstrated through a Flood Risk Assessment.

Development is not deemed acceptable: The development proposal has failed the Sequential Test and is not considered acceptable.

3.3. Spatial Planning Context

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

4. Conclusion

The Sequential Test has been applied to 73 proposed Site Allocations within the Borough. The conclusions drawn as a result of this report will determine whether the sites are in suitable locations in terms of flood risk and development use.

The NPPF outlines that new development should be steered towards land in flood zone 1. Out of the 73 sites tested, 22 are wholly located in flood zone 1 and are deemed suitable for mixed use development including residential and industrial uses.

The remaining 51 sites are affected by one or more of the higher risk zones, of which 8 are considered to be less vulnerable or water compatible development and is considered appropriate for its Flood Zone and not requiring the Exception Test.

There are no known alternative sites which are currently available in lower risk flood zones, therefore making the cumulative area of those tested the full amount of available housing capacity land, with the exception of sites with existing planning consent; and windfall sites which are required to meet the additional dwelling requirement identified in the Core Strategy.

Due to the lack of available alternative sites for the remaining 51 sites, it is considered acceptable that although these sites are located within flood zones 2 and 3, supporting information as part of the Exception Test (see table and SFRA Level 2), would allow developments in higher risk zones to be considered suitable and therefore the Sequential Test is considered to be passed for the site allocations. A site specific Flood Risk Assessment, assessing all forms of flood risk would need to be carried out in addition at the application stage.

In cases where a small proportion of a particular site is affected by flood zone 3, it is proposed that where possible, less vulnerable or water-compatible development is located on the land affected by the higher flood risk designation and more vulnerable development is located within the areas of lower risk.

The information provided in this document and associated table is to demonstrate that both parts of the Exception Text are satisfied for the purposes of plan making for all allocated sites, but that individual development sites would still need to demonstrate part two through site

specific Flood Risk Assessment as part of a planning application. The information presented in the document does not preclude the potential for mitigation requirements that require careful consideration at the planning application stage to integrate into development proposals, nor guarantee that solutions can be found at individual sites that can be considered safe in accordance with part 2 of the Exception Test. The SFRA Level 2 document provides detailed information to address part two of the exceptions test and applicants should use this information to inform their flood risk assessment.

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

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

Ap	pendix 1 - Sequential Test Report			n	od Zo	ne	ı		I	I .	
SFRA Reference Number	Name and Location of site	Development Type/Proposed Land Use	Vulnerability Classification	1	2 34	36	SFRA Tidal Breach site?	Acceptability of Development in terms of Sequential test	Exception Test Candidate	Exception Test Supporting Information	Comments
WT1	Chelses Cars and Kwild's, Amouny Way, SW18	Mixed use including residential and economic uses	more Vulnerable	x			No	Development is appropriate	No	nia	The site is located within Flood Zone 1.
WT2	Ram Brevery/Capital Studies Former Device Durall site, Ram Street/Streety Way, Wandsworth, SW18	Moved use including residential	More Vulnerable		×	×	уна	Exception Test is required	Yes	The site bound offer Workson's Data Economic and economical to the site of the	The data is booked within Flood Zone 2s, and 3b, respectly 3s, related to the second section of the second section of the second second section of the second secon
WTS	Causeway bland including land to the east, SW13	Mosed Use with Residential	More Vulnerable		x	x	yes	Exception Test is required	Yes	The sits is bounded within Wiredworth Data Economic use internalization area. The sits and well help increase public access in the inner reproving area. The sits and well help increases public access in the inner reproving a first the proceeding of the inner property of the inner process and in the proceeding of the innerseph in season for advanced. Reference Local Plant policy when applying the Econopion hast. LPT Messaging late for including and being the Control of the Control o	The majority of the site is located within Plood Zone 3. Any development would need to incorporate SUGS. The Councils listed Strategic Prof. Usin, Assumed mobile to refer to for the information and recommendations for applications of the aids specific exception lest.
WT4	Hunts Trucks, adjoining sites including Gasholder, Armoury Way, SW18	Mosed uses including residential	More Vulnerable		×		No	Exception Test is required	Yes	The site is located within Wandworth Dails Economic use internatication area. This site will contribute to improving pedestrian locks to the riverside. Released Local Pana policy when spight up the Ecospition LEVE All Contribution of Chattholies, LP36 Managing level for tokularly and Chattholies, LP36 Mandacian development of Pana Managing LP36 Protection and enhancement of Cerem and blue infrastructure and LP24 Provision of new horses.	The site is located within Flood Zone 3a. Any development would need to incorporate GuDS. The Council's latest Strategic Flood Risk Assessment should be referred to for the information and recommendations for application of the site specific exception last.
WTS	Kelbray site, Wertworth House and adjacent land at Donney	Mixed Use with Residential	More Vulnerable		×		yes	Exception Test is required	Yes	The will be located within Workshorth Dalls Economic use internalizations. The site of Combined to Improving socialization links to the installication and the location links and the installication of the location links and the installication of the location links and links	The majority of the site is located either Plood Zone Sa. Any development would need to incorporate SULES. The Councils issued 2014app. Front State, Assumed sould be referred to for the information and recommendations for applications of the site specific exception leaf.
WTG	Frogrees	Mixed use with residential	More Vulnerable		×		Yes	Exception Test is required	Yes	The left is broated within Windowschi Dalik Economic one international seas. The site will contribute in improving production links to the riversidate seas. The site will contribute in improving production links to the riversidate Reviewschi London and	The majority of the site is located within Plood Zone Sa. Any development would need to incorporate SuiCS. The Councils lasted Strategic Politic Assessment should be referred to the third thorough on the commendations for applications of the site security of the site of
WT7	Panorama Antennas	Mixed use including residential	More Vulnerable		x		no	Exception Test is required	Yes	The site is located within Wandworth Data Economic use international news. The late will contribute to improving pediatrian links to the invention. Relievant Local Play packs when applying the Ecopolities 455 SEI (1977 Managing land for housing and Datablation, 1978 Managing land for housing and Datablation, 1978 Managing and sale student compliance. PML Was Statelya and sale saleston compliance. PML Was Statelya and sale saleston compliance. PML Was Statelya policy, 1979 Provision of the origination and origination and originations and originations and originations and compliance.	
WTS	Ferrier Street, SW18	Mixed use including residential and economic uses	More Vulnerable		x x		Yes	Exception Test is required	Yes	The site is located within Wandworth Dails Economic use internalization area. The site will contribute to improving pedicatria risks to the riverside. Released Local Parapolicy when applying the Ecospion less \$53,1929 Managing land for industry and Dailstolaton, LPSM Mand use development on employment face PMI Area Stateley and sail salication compliance, PMI Area Stateley and sail salication compliance, PMI Area Stateley PMI Area Stateley Area (and a single and a sharp of a single and a single and a sharp of a single and a s	The site is located predominately within Flood Zone Sa. Any development would need to incorporate SUSS. The Councils latest Strategic Flood Risk Assument should be referred to for the information and incommendations for application of the site specific exception text.
WTP	Feather's Wharf, The Causeway, SW15	Mixed Use With Residential	More Vulnerable		×		Yes	Exception test is required	Yes	Additional housing still be provided for the borough, including affordable. Modification. The side and contributes in improving positioning his for the Modification. The side and contributes in improving positioning his in the research. The side is sufficient for the form of the classification of the contribution of the con	The site is located within Fond Zone 3a, Any directionwell would rouse for incorporate SoCIO. The Connect's trial consideration of incorporate SoCIO and control to the information and recommendations for application of the site specific energian test.
WF10	Land at the Causeway, SW16	Moved Uses with Florabder tital	More Vulnerable		×	×	No	Exception test is required	Yes	Additional locating will be provided for the borrough, including effectively. Modelmen T, the six and contribute in improving positionies less to be returned. The six is not contribute in improving positionies less to be returned. The six is not discretification in improving positionies less to be returned. The six is not discretification of the contributed in the contri	The regiptly of the who is broaded within Flood Zone 3s. Any development would mad its interpretate SUGS. The Clauseful Charles Dissipply Food Announces Houseful to be refused to the charles of the second to the control to the control to the second to th
WT11	Western Riverside Waste Transfer Station, SW18	Waste management (as part of safeguarded wharf)	Water Compatable Development	×	x x		No	Development is appropriate	No	r/a	The majority of the site is located withinn Flood Zone 2.
WT12	Homebase, Swandon Way, SW18	Mixed Use with residential	More Vulnerable	x	x x		Yes	Exception Test is required	Yes	The site is within the Wandworth Town Centre Area. The site will contribute to improving periodic incident to improving periodic incident to the invested. Relevant Proposed periodic incident to the Periodic Periodic Incident Centre (Incident Centre), Lotto Message just the Response Test Centre (Incident Centre), Lotto Message just the Lotto Message incident Centre (Incident Centre), Lotto Message just the Lotto Message just the Centre (Incident Centre) and Centre (Incident Centre), Lotto Message and Lotto Message and Lotto Centre (Incident Centre), Lotto Message and Lotto Centre (Incident Centre), Versionary Centre Desirable policy, LiPS Protection and sharpment of Green and Main inharkschare and LOta Provision for the horse.	The majority of the sile is located within Flood Zone 1. Any development would need to incorporate SUGS. The Councille listed Strategic Flood flow, Resument should be referred to the the information and recommendations for application of the siles appealing exception leaf.
WT13	8 & Q, Sesugglers Way, SW18	Mixed Use with Residential	More Vulnerable	×	x x		Yes	Exception Test is required	Yes	The sits lies within the Wandseroth Town Certhe Area. The sits will contribute to improving predictation lesis to the newsition. Relevant Proposed preparations of the Proposed preparation of the Problem applying the improving the computer frost. Distribution, IP36 Mised use development on employment land, PMI Area Distribution, IP36 Mised use development on employment land, PMI Area Distribution, IP36 Mised development on employment land, PMI Area Distribution, IP36 Mised development on employment land, PMI Area Distribution of the Mised Certain and Distribution and the IP36 Protection and enhancement of Green and bits infrastructure and IP36 Protection from terms.	The majority of the site is located within Flood Zone 2. Any development would need to incorporate SUDS. The Councils latest Strategic Flood Plask Assessment should be referred to be the information and outcommodations for application of the site specific examption heat.
WT 54	McDonalds, Swandon Way, SW18	Mixed Use with Residential	More Vulnerable		x		Yes	Exception Test is required	Yes	The site lies within the Wandseoth Town Certhe Ansa. The site will contribute to improving predestion links to the investide. Relevant Proposed contribute to improving predestinal links to the investide. Relevant Proposed SSS Episal Development Disease, USF Managing links the intensity and Distribution, IPDS Mand use development on employment land, PMI Area Distribution, IPDS Mand use development on employment land, PMI Area Distribution, IPDS Mand on development on employment land, PMI Area Distribution, IPDS Protection and embascement of Green and bits infrastructure and IPDS Protection and embascement of Green and bits infrastructure and IPDS Protection of one horses.	The site is located within Flood Zone 3a. Any development would need to recoposate QuSD. The Councils latest sold seed to recoposate QuSD. The Councils latest Statesign Flood file. Assessment stood to enforce to for the information and recommendations for application of the site specific exception test.
WT15	Mercedes Benz and Bersco, Bridgend Road, SW18	Mixed Use with Residential	More Vulnerable		x		Yes	Exception Test is required	Yes	Strategy and site allocation compliance, PM2. Wandsworth Town based policy, "LPSS Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes.	The site is located within Flood Zone 3a. Any development would need to recoposite GLOS. The Councils latest solid read to have been seen to be controlled to the information and recommendations for application of the site specific exception test.
WT16	Wandsworth Bridge Roundsboot, SW18	Mixed Use with Residential	More Vulnerable		× ×		Yes	Exception Test is required	Yes	The site lies within the Wandsouth Town Centre Area. The site will contribute to improving production look to the reversite. Relevant Proposed ST (1997) and the site of the reversite. Relevant Proposed ST (1997) and the site of the si	The implicitly of the solid is broaded within Flood Zorn. So. Any development updated need to incorporate the intention of the existing coolingular less and incorporate Statistics Statistics are and incorporate Statistics. The analysis is lated Thankings Flood Floid Assessment should be referred to for the information and incorrementations for application of the site information and incorrementations for application of the site information and incorrementations for application of the site information statistics.
WT 17	Wandseorth Bus Garage, Jews Row, SW15	mixed use including residential	More Vulnerable		x x		yes	Exception Test is required	yes	The site lies within the Wandseroth Town Certhe Area. The site will contribute to improving predestion links to the investide. Relevant Proposed contribute to improving predestinal links to the investide. Relevant Proposed SSS Epistal Development Disease, USEN Managing links the industry and Distribution, IPDS Mand can development on employment land, PMI Area Distribution, IPDS Mand can development on employment land, PMI Area Distribution, IPDS Mand can development on employment land, PMI Area Distribution, IPDS Protection and enhancement of Green and bits infrastructure and IPDS Protection and enhancement of Green and bits infrastructure and IPDS Protection from the manual candidates.	The resignity is within Flood zone 3a

WT18	65-71 Wandsworth High Street Incl. Spread Eagle Public House	mixed use including residential	More Vulnerable		* *	yes	Exception Test is required	уна	The site lies within the Wandsworth Town Certine Area. The site will contribute to Improving production links to the invested Produced Proposed production Wandsworth Certification (Certification Certification Cer	The majority is within Flood zone 2
WT19	Wandaworth Town Hall Complex	Mixed use including residential	More Vulnerable	x	x x	уев	Exception Test is required	yes	Wandsorth control and praised and LPAS Development in control. The sits has within the Workshorth Town Town Tay sits will contribute to terroring production links to the newalsh Released Proposed particularly and the proposed production links to the newalsh Released Proposed particularly Western Local Plan Policy and produced produced to the Configuration Feet State States and selection of SSS States Development States (PMI) Area Strategy and also allocation compliances, REMI Variation Time to Manual States (PMI) Area Strategy and also allocation organization, PASS Variation Time to Manual States and LPAS Development in Area States (PMI) and the States of the	The majority is within Flood zone 1
WT20	Southeide Shopping Centre	Mixed use including residential	More Vulnerable	x	x x	no	Exception Test is required	yes	The sits lies within the Wendesorth Town Certhe Axes. The sits will contribute to improving probability links in the recent Related Proposed Certificates to improving probability links in the recent Related Proposed ST Spoint Development Strategy, LTPS Happeng land for Individually and California, LTPS Mand and development on employment land, TRM Face (1994), LTPS Protection and with control of Cores and Sits introduction and LTPS Certificate and LTPS Certificates and LTPS Provision of new horses. LTPM Wandeworth's certices and provision and LTPS Certificates and LT	The majority is within Flood zone 2
WT21	70-00 Putney Bridge Road and 1-2 Adelaide Road, SW18	mixed use including residential	More Vulnerable			yes	Exception Test is required	унк	The sits lies within the Wordsouth Town Certice Axes. The sits will be a sit on the Wordsouth Town Certice Axes. The sits will pre-particularly Version Local Plan Policy when applying the Ecospitar Yeard ST Spatial Everyone Storage, LVSF Versioning Start Storage Axes absolute completes the Storage Storage and less absolute completes on EVEX Wordsouth Town Storage (May 1997). A 1997 December of the North Storage	The majority is within Flood zone 1
WT22	Pier Wharf, SW18	safeguarded wharf	Water Compatable Development		×	n/a	Development is appropriate	no	nia	The site is located within Flood Zone 3a.
NET	Cable and Wireless, Eatlymore Site 6, Unit 2s, Eatlerses Park Road, 5195	mixed use including residential	More Vuinerable		×	y==	exception Test is required	,	These late, builded within the Vasabulli, New Dire Enthreses Opportunity, and The Seader Self-Seader Direction of the Seader Direction of Seader Direction	
NE2	41-40, Nine Elms Lane, and 40-59 Gatterness Park Road, SWG	mixed use including residential	More Vulnerable		x	y =	exception Test is required	унк	The site is boarded within the Veschildt, New Elms, Estimated Opportunity, Ame. The site and contribute to improving presentation to bits to the interestation. Amendment of the contribution of the contribut	
NES	Securior site, 80 Kinting Street, 5199	mixed use including residential	More Vulnerable		×	yes	Exception less required	уна	The site is bounded within the Veschold, New Eries, Estimona Opportunity, Anna. The site site of contribute to improving potention in losts to the interestic. There is the relies of site of the contribute to the contribute to the contribute to the contribute of th	
NE4	Metropolitan Police Warehouse Garage, Porton Rosel, 5W6	mixed use including residential	More Vulnerable		×	no	Exception Test is required	уна	The artis is booked within the Veschell, New Elms, Batterson Opportunity, Ann. The site of Contribute to Improving protection to New York, Ann. The site of Contribute to Description protection to New York, Ann. The site of the Contribute to Freedings and Annual Protection and Annual Protection of the Contribute to State of the Contribute to St	The site is located 350m south of the title flower Therman. The site is defined in threat Zone 3 High probability of flooding
NES	Brooks Court, Kirling Street, SW6	mixed use including residential	More Vulnerable		x	yes	Exception less required	уча	The abis is booked within the Veschell, New Elms, Batterson Opportunity, Ann. The size all controlled to Improving prescribes to New York, Ann. The size all of the Controlled to Improving prescribes to New York, and an Indian production to invaling size all reviews environments. The size all the production of the Controlled to New York and the Indian production of the Controlled to New York and the Indian plant of the New York and the Indian plant of the Indian	
NEG		Office and industrial uses	Less Vulnerable		×	yes	development is announced in	no		
NET NES	Ingate Place, SW8 Silverthorne Road, SW8	Office and industrial uses Office and industrial uses	Less Vulnerable Less Vulnerable		x	yes	development is annovariate development is annovariate development is annovariate	no no		
NES	Kirtling Wharf, Nine Elma, SW8	safeguarded wharf	Water Competable Development		×	nia	Development is appropriate	nia		
NE10	Middle Wharf, Nine Elms, SWS	saleguarded wharf	Water Competable Development		x	n/a	Development is appropriate	n/a		
NE11	Cringle Dock, Nine Elms, SW6	saleguarded wharf	Water Competable Development		x	n/a	Development is appropriate	n/a		
NE12 a	New Covert Garden Market – Enfrance Site, SWS	mixed use including residential	more vulnerable		×	yes	Exception Test is required	yes	The site will contribute to reproving productions finds to the invention. The sits will half point thinks to creating said attractive environments, provide many sites of the contribution of the contribution of the strong of the product of the factoring, strong of the	,
NE12 b	New Coverê Garden Market – Thessely Road	Residential	more vulnerable		×	уна	Exception Test is required	унк	The sits will contribute to reproving protestions helds to the invention. The airs will help contribute to centing sale distractive environments, proceds were selected to the texture of the second contribution of the second contribution of the second contributions of the second contribution	
NE12 c	New Covert Garden Market - Apex Site	mixed use including residential	more vulnerable		×	yes	Exception Test is required	уна	has the all contribute in improving production takes to be interests. The sake and their contribute in teresting and extract environments, produced as an all their contributes, and their contributes, produced as the interest, because in the near-Additional standard produced in the interest, because in the interest including affermation because can be accounted in the interest interest of a standard compactly, a new parameter for all their interest of a standard capacity, a new parameter in a standard contribute produced in the interest in the interest in the interesting amonths gain. Policy when a significant for their interest of Contribution, PMAI New Elim Place based policy.	
NE13	Batterses Park Road (between Stewarts Road and Thessally road) SW15	Mixed use including residential	More Vulnerable		x	yex	Exception Test is required	yes	The site is south of the Baltersea Power Station alle and across the A2005 (Baltersea Park Road), improved public transport capacity as a result of development. Relevant Load Plan Policy when applying the Exception Test Lp24 provision of new homes, LP27 Managing land for Industry and Databution, PMJ Aller Ellers Road based policy.	
CJ1	ASDA, LDL and Boots sites, Falcon I ame RW11	mixed use including residential	More Vulnerable	x		no	Development is accordate Development is	no	Distribution, PM3 Nine Elms Place based policy n/a	
CJ2	Clapham Junction Station Approach	Mixed use including residential	more Vulnerable	x		No	Development is accronists	no	nia	

CJS	Land on the corner of Grant Read and Falcon Read, SW11	Mixed use including residential and economic uses	More Vulnerable		,		Yes	Exception Test is required	Yes	The sits will help reparement the area by tacking deprivation and responding and helping to premise the districtiveness of the various expensions and helping to premise the districtiveness of the various Additional housing softwards by the demand of the country of including influencies that the provides of the helping helping including within the country of the provider. And the provider of the helping and the provider of the provider of the provider. Relevant Local Plan Policy plan the Exception Train LOA Relevant Local Plan Policy plan the provider. Relevant Local Plan Policy plan the Exception Train LOA STATE CONTROL TO THE PROVIDER OF THE POLICY PLANS THE PROVIDER OF THE PROVIDER OF THE POLICY PLANS THE PROVIDER OF THE	The site is located within Flood Zone 3a. Any development would need to recorporate SuDS. The Council's latest Strategy Flood float Assessment stould be referred to for the information and recommendations for application of the sale approfile exception lead.
C34	Land at Claphan Junction Station					н		Development is	no	PM4 Clapham Junction Place based policies n/a	The site has been assessed for the more vulnerable
CJ4	Land at Claphan Junction Station	Mixed use including residential	more Vulnerable	х	-	+	No	arrennista	no		residential rese
CJS	Wirestanley /York Road Regeneration Areas, SW11	Mixed use including residential	More Vulnerable		,		No	Exception Test is required	Yes	The site will help conflicted to creating suits attractive environments, proofs are shown, jobs, leaves and social of shoulders. The site of the proofs are shown, jobs, leaves and social of shoulders. The site of independent process and security of the social of the process the districtives and sections and social process of the characters and effectives and social process of the shoulders of the Social process of the social process of Cophen and confidence will be provided. Released Lood Fallers (see Wheelers of the Social Process of Helesent Lood Fallers (see Wheelers of the Social Process of Helesent Lood Fallers (see Wheelers of Helesent Lood Fallers of Helesent Lood Fallers (see Helesent See Helesent Lood Fallers (see Helesent Lood Fallers of Helesent Lood Fallers of Helesen	The site is located within Flood Zone 1a. Any development would need to incorporate Sci.Do. The Councils leater would need to incorporate Sci.Do. The Councils leater Sci.Do. The Sci.Do.
CJS	Peabody Estate, St John's Hill 35-45 St John's Bread and 17	Residential with Town Centre					No	Development is	No	n/a	
CJS	Peabody Estate, St John's Hill	Uses	More Vulnerable	х	-	+	No	Development is accropriate	No	r/a	
CJ7			More Vulnerable	х			No	Development is appropriate	No	7	
PUT1	Sevensa Road Wereldhave sile, 56-55 Putney High Nauel 904Us Albeit House and Chema, Putney Histo Shreel, 504US Comer of Putney Bridge Road and Putney Histoset, 504US Putney Histoset, 504US Mortisered Road, 504US Seasthay's Supermode, 244 Werter Road, Putney, 9 Supermode, 244 Werter Road, Putney, 985US	Mixed use including residential	More vulnerable		+	+		Development is	no	n/a	
	River RWIN	Mixed use including residential		x	-	+		Development in	no no	IVA .	
PUT2	High Street, SW15	Mixed use including residential		x	_	4		Development is accropriate Development is	no		
PUT3	Corner of Putney Bridge Road and Putney High Street, SW15	Mixed use including residential	More vulnerable	x					no		
PUT4	Putney Telephone Exchange, Management Based, 5557.5	Mixed use including residential		x				Development is accropriate Development is accropriate	no		
PUTS	Sainsbury's Supermarket, 2-6 Werter	Mixed use including residential		х				Development is	no		
	Road, Pulney, SW15	Mixed use incucing residential			-	+		accropriate			
PUTS	55-61 Putney High Street SW15	Mixed use development including residential, with retail, commercial uses. Mixed use including residential	More Vulnerable	×			no	Development is appropriate	no	Na	
TO1	Marketa Area, Tooling, SW17	U363	More vulnerable		-	-		Development is			
TO1	Markets Area, Tooling, SW17	Mixed use including residential	More vulnerable	х	-	-		accropriate	no		
TO2	St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street, SW17	Mixed use including residential	More vulnerable	×	x >			Exception test is required	учн	The site is of help conflicted to constitute safe distribute announcement, provides man homes, like, and could reductation. This is a its suited for hospital condition. So, and could reductation. This is also suited for hospital condition and the second the second training to the processor. The site of his hypersectation that was by lacking depression and inequalities and helping to promote the although only lacking depression and inequalities and helping to promote the fail become for the second training and	
703	50-56 Tooling High Street, Tooling	Minutes industry maked at		П				Development is	no		
ROI		Mixed use including residential					n/a	Development is accropriate Development is	no no		
	Roshampton, SW15			x	-	+		accropriate Development is			
RO2	Mount Clare, Minstead Gardens, Brehvereine, SW15. Queen Mary's Hospital car park, KW15. Sainabury's Car Park, Bedford Hill, KW19.	Mixed use including residential		x	_	1	m/a		no		
RO3	Queen Mary's Hospital car park, RW15	Mixed use including residential	more vulnerable	x			n/a	Development is announced to Development is	no		
BA1	Sainabury's Car Park, Bedford Hill,	Mixed use including residential	More vulnerable	x			n/a	Development is	no		
P0V1	Former Prices Candles factory, 110 York Road, Ballersea SW11	mbad use including residential	More Vulnerable	×	,		yes	Exception test required	уех	This als lies within the Lordard Road/York Road Frod Proit area policy. The all will half portfolia to credit gold and distribute environments, provide the lies of the property of the property of the proint of the property of the the heart. Additionally, and the property of the property of the property of the property of the property of the property of which Workstown, Frod Provided Property of development on employment land, PMT Area Strategy and site allocation complement, PML Windows Throw based policy, IMT Shoutchost and which provided the property of the property of property of the property of property of the property of the property of property of the property of property of the property of property of the property of property of	The site is defined as Flood Zonn, 3 (Figh probability of feedings, The River Thamse Sixon notificated, approximately 45m to the wast of the site. This site is protected from told flooding from the River Thamse by the prosect on the resided flood delences along the Thamse and the Thamse Barrier further downstream.
80/2	Dovercourt site, York Road, SW11	mixed use including residential	More Vulnerable	×	x x		yes	Exception test required	yes	This sile lies within the Lombard Road/York Road Food Point area policy. The sile sell contribute to reproving periodizine licits to the reversite. Relevant Local Payed by when applying the Exception test of Contribute and Contribute and Contributes. UP 30 Manual set downloans are the Contributes and Contributes. UP 30 Manual set downloans APAC Wardward Vindows and Contributes and LP24 Provision of new horners. PMSD Reversite based point.	
POVS	41-47 Chatfield Road, SW11	mixed use including residential	More Vulnerable		,	:	yes	Exception test required	уев	This also less within the Lombard Road/York Road Focal Print area. The also will contribute to improving padestime links to the niversities. Relevant Load Flars policy when applying the Ecception test LP27 Managing land for leadings and Estatobuse, LP28 Managing land for employment lend PMI Area Strategy and also absorbed one development on employment lend PMI Area Strategy and also absorbed compliance, PM2 Visuadvaceth Town first actionize and LP24 Provision for new towns. PM2 Provision for their branch Estatoble Conference and Conference	
90,44	Gartona Industrial Estate, Gartona Way, SW11	mixed use including residential	More Vulnerable		,		y=	Exception test required	yes	policy. This also less within the Londoned Road Point Road Point areas. The sale and contribute to improving packages like the law the numerics, reproving packages and the law to the numerics, reproving packages and the law to the numerics and the packages and the law to the	
RMS	York Road Business Centre, Yelverton Road, SW11	mixed use including residential	more vulnerable		,		yes	Exception text required	уел	This site lies within the Londord Road York Road Food Point area. The she and combine to reporting panders to the in the name of the special panders and the second panders and the second panders and the Road Road Road Road Road Road Road Road	
RIVE	36 Lombard Road, SW11	mixed sale including residential	More vulnerable		,		уел	Exception test is required	уев	This also less within the Londord Road Post Road Post area. The sile will combine to improving packages to the son the necession, reproving packages and the son the necessary in the son that the son t	
90/7	Travis Perkins, 37 Lombard Road, SW11	mixed use including residential	More vulnerable		,		yes	Exception test is required	уна	This also less within the Londord Road Post Road Post area. The sile will combine to improving packets to less to the nearests, reproving packets and the sile of the second combined to improving packets to the second packet pa	
fovs	19 Lombard Road, 80 Geynne Road, SW11	mixed use including residential	More Vulnerable		,		yes	Exception test is required		This site lies within the Londard Road Point Road Food Point area. The site and contribute to reproving panders to that is the insertion, reproving panders to the site of the insertion, reproving panders to the panders to the reproving panders to the Road Point Ro	
Rova	The Chopper PH, 58-70 York Road, SW11	mbad use including residential	more Wilnerable		,		уча	Exception test is required		This also less within the Londard Road Post Road Focal Print area. The after the second Road Post Road Focal Post area. The after the second back this law. The after discontinue is represent printer than the law to the relative previous printer than the law to the relative previous printer than the law to t	
POVTO	200 York Road, Travelodge Hotel, SW11	mixed use including residential	More Vulnerable		,		yes	Exception Test is required	yes	This also less within the Lombard Road/York Road Food Point area. The also will care find to be improving palesters leaks to the invention, improving palesters with the Desiron Control of the Control of the Policy of the Control of the Policy and Distriction, 1729 Mined used downstreament on employment and, PRI II Also Storlege and and all adiabation of the Policy (PAPA All Policy).	

RIV11	Battersen Church Road/ Crewkerne Court Garage, Somerset Estate, SW11	mixed use including residential	More Vulnerable				учи	Exception Test is required	уев	The ails will contribute to improving podestrian links to the inverside, improving public space and playspace, providing insidential units. Relevent Local Plan policy has explayed be Exception test UPS Queril Space, appara and resourcians. PMI Area Strategy and site abostoin compliance, LPSS Potection and exhausment of Core and Sha infrastructure and LP24 Potection and exhausment of Core and Sha infrastructure and LP24 Potection for exhausment of Core and Sha infrastructure and LP24 Potection of new horners. PMS Riverside based policy.	
RIV12	Randall Close Day Centre and adjacent Surrey Lane Estate Cer Park, SW11	mixed use including residential	More Vulnerable				yes	Exception Test is required	уча	The site will contribute to improving pedication looks to the inventide, improving public space and playspace, providing materials units. Relevent Local Plan policy has polying the Exception lest Plan's Exception and set as execution compliance. LPSS Protection and enhancement of Green and bits infrastructure, LPSS Open Space, upont and recreation and LP24 Provision of new horms. PMS Plannish based policy.	
wvi	Powerside Business Centre and former Bingo Hall, Bendon Valley, SW18	mixed use including residential	More Vulnerable		x	×	yes	Exception Test is required	уча	This should also improvements and connection to the Privace words and Forty George's need to prediction. The should shall provide distribution forty George's need to prediction. The should shall provide distribution to the provide shall be considered to the shall be considered to the problem shall be compared to the compared to the provide shall be considered to the considered to the considered to the considered to shall be considered to the considered to shall be considered to the considered to Affordable, funding managed workspace. PMIO Winstelle Valley Place based policy.	The respectly of the site is within flood zone 2
OUT1	Balham Health Centre, 120 - 124 Bertford Hill London, 50012	mixed use including residential	More Vulnerable	х	т	Т	n/a	development is accordable	no	n/a	
OUT 2	259-311 Balterses Park Road, SW 11 (Doddington Estate part)	mixed use including residential	More Vulnerable			c .	no	Exception Test is required	yes	Mixed use including residential, community uses, including health, retail and the provision of a new public library. Relevant Local Plas policy when applying the Eucoption less L.1950 Protection and enhancement of Green and blue infrastructure and LP24 Provision of new homes. Lp17 Sodal and community infrastructure.	
OUT3	Springfield Hospital, Burntwood Lane / Glenburnie Road, SW17	New and improved hospital facilities, residential and small- scale commercial	More Vulnerable	x	Т	Т		development is acceptable	no		
OUT4	Wandsworth Prison, Heathfield Road, SW18	mixed use including residential	More Vulnerable	x			n/a	development is acceptable	no		
OUTS	Bridge lans Medical Group Practice, 20 Bridge Lr., Battersea, London SW11 3AD	mixed use including residential	More Vulnerable				yes	Exception Test is required	yes	The sile will provide mixed use development including residential with reprovision and expansion of impoved healthcare facilities and parking. Releasest Local Plan policy when applying the Exception last LPDP Polision and enhancement of Green and bits infrastructure and LPDP Provision of two horses. LPTP Socials and community infrastructure and LPDP Polision of two horses. LPTP Socials and community infrastructure.	
OUTS	Hazel Court, Haydon Way, Battersea, SW11	mixed use including residential	More Vulnerable	х		Т		Development is appropriate	no		