

London Borough of Haringey

Sequential and Exception Tests of the Sites allocated in the Site Allocations DPD & Tottenham Area Action Plan

Introduction

The Site Allocations Development Plan Document (DPD), and Tottenham Area Action Plan (AAP) form an important part of **the Council's** emerging Local Plan. These documents together allocate the land for development that is necessary to **deliver the Local Plan's strategic objectives**.

The Technical Guidance to the National Planning Policy Framework provides guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding.

This paper sets out the Sequential and Exception Tests for the sites included in the Site Specific Allocations DPD. These cover the following:

- Significant housing sites outside of the key regeneration areas
- Minor housing sites
- Transport infrastructure sites
- Allotment sites
- Sites for community facilities
- Locally Significant Industrial Sites

The Sequential and Exception Tests follow the steps outlined in the Technical Guidance to the National Planning Policy Framework. They also draw upon **information gathered and detailed within the Borough's SFRA. The Level 1 SFRA** divides the Borough into different flood zones – 1 (low risk), 2 (medium risk), 3a (high flood risk) and 3b (functional floodplain). The Level 2 SFRA reviews the hazard posed to properties and life in order to inform decisions about whether development can go ahead and appropriate mitigation measures.

For sites in Flood Zone 1, the choice of appropriate land use is not constrained by flooding considerations (although, for those sites over one hectare in size, a Surface Water Flood Risk Assessment is required). In all other zones, however, it is. Such development will therefore have to be subject to a Sequential Test and, if necessary, an Exception Test. These tests are briefly summarised below.

Sequential Test

The primary objective the Technical Guidance is to steer new development towards areas at the lowest probability of flooding. A sequential approach is therefore advocated in order to achieve this. This requires that, only if there are no reasonably available sites in Flood Zone 1 (low risk) can development be located in Flood Zone 2 (medium risk) and then Flood Zone 3 (high risk). Within each Flood Zone, new development should also be directed to sites at the lowest probability of flooding from all sources (as indicated by the SFRA).

As an integral part of the sequential approach, the Technical Guidance divides potential uses into a number of different classifications based on the likely

vulnerability of the proposed development to damage (and loss of life) should a flood occur. These classifications can be seen in table 1.

Table 1: Flood Risk Vulnerability Classification

Essential Infrastructure	<ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	<ul style="list-style-type: none"> • Police stations, Ambulance stations and Fire stations and Command Centres and 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.
More Vulnerable	<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"> • Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment plants. • Sewage treatment plants (if adequate pollution control measures are in place).
Water-compatible Development	<ul style="list-style-type: none"> • Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel workings. • Docks, marinas and wharves. • Navigation facilities. • MOD defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations.

	<ul style="list-style-type: none"> • 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.
--	---

The test then assesses each of these classifications against the level of flood risk on a site. The Technical Guidance presents this in matrix form, this indicating whether the development would be appropriate in flood risk terms, whether it should be subject to a Sequential Test and (if necessary) an Exception Test, or whether it should not be permitted. This matrix can be seen in table 2, this incorporating a “traffic light” system to show the above.

Table 2: Flood Risk Vulnerability and Flood Zone ‘Compatibility’

Flood Zone	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b	Exception Test Required				

Key:

Development is appropriate

Development should not be permitted

Exception Test

For the Exception Test to be passed it must be demonstrated that:

- a) the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared. If the DPD has reached the ‘submission’ stage, the benefits of the development should contribute to the Core Strategy’s Sustainability Appraisal;
- b) the development should be on developable, previously developed land or if it is not on previously developed land, that there are no reasonable alternative sites on previously developed land; and
- c) a FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.

Structure of this Report

The Sequential Test for each site in the Site Specific Allocations DPD will be set out in a table in the next section. No sites require an Exception Test.

Sequential Tests for the Site Specific Allocations

The Sequential Tests have been prepared by the London Borough of Haringey as part of the evidence base for the Site Specific Allocations DPD.

In accordance with paragraph the Technical Guidance, the geographical area of search for the Sequential Test will be the whole of the Borough.

In deciding the sites to include in the test, the following have been excluded on the grounds that they are not 'reasonably available':

- sites in the green belt (as current policy seeks to protect and maintain them)
- Strategic Industrial Land (as current policy seeks to retain it for employment use)
- Locally Significant Industrial Sites (as current policy seeks to retain them for employment use)
- Non-allocated areas that are already developed

The Local Plan: Strategic Policies DPD does acknowledge that additional sites, other than those allocated in the Site Specific Allocations DPD, may be brought forward during the plan period. However, as there is no certainty in this, it would be **irresponsible of the Council to rely on "windfall sites" rather than allocating sites** which are available or are likely to become available during the plan period. As such, windfall sites have also been excluded from the test.

The remaining sites in the Borough have been allocated for development and are therefore **considered "reasonably available"**. These are identified in the Site Allocations DPD and Tottenham Area Action Plan.

The flood zones identified in the SFRA will be used to compare the flood risk between these sites.

The application of the Sequential Test to the 'reasonably available' sites is set out below. They will be addressed in the same order as set out in the Site Allocations DPD, and then the order set out in the Tottenham Area Action Plan.

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SA5	LBH Civic Centre	1.08	X				Y	Council building	<ul style="list-style-type: none"> • Retail • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA6	Green Ridings House	0.55	X				Y	Commercial	<ul style="list-style-type: none"> • Retail • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA7	Wood Green Bus Garage	1.34	X				Y	Transport infrastructure	<ul style="list-style-type: none"> • Open space • Housing • Community uses 	<ul style="list-style-type: none"> • Water compatible • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA8	Station Rd Offices	0.87	X				Y	Commercial	<ul style="list-style-type: none"> • Sport & recreation • Housing • Community uses 	<ul style="list-style-type: none"> • Water compatible • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA9	Mecca Bingo site	0.84	X				Y	Leisure	<ul style="list-style-type: none"> • Housing • Retail 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA10	Morrison's Wood Green	1.02	X				Y	Former education site	<ul style="list-style-type: none"> • Retail • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA11	Wood Green Library	1.39	X				Y	Library	<ul style="list-style-type: none"> • Retail • Residential • Community uses • Open space 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable • Less vulnerable • Water compatible 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA12	The Mall	3.98	X				Y	<ul style="list-style-type: none"> • Retail • Commercial • Housing 	<ul style="list-style-type: none"> • Housing • Retail • Commercial 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SA13	Bury Rd Car Park	1.13	X				Y	<ul style="list-style-type: none"> • Car Park • Retail • Housing 	<ul style="list-style-type: none"> • Housing • Retail 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA14	16-54 Wood Green High Road	1.44	X				Y	<ul style="list-style-type: none"> • Retail • Housing 	<ul style="list-style-type: none"> • Leisure • Community uses 	<ul style="list-style-type: none"> • Less vulnerable • Less vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA15	L/b Westbury & Whymark Aves	0.35	X				Y	<ul style="list-style-type: none"> • Retail 	<ul style="list-style-type: none"> • Housing • Retail 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA16	Turnpike Lane Triangle	0.16	X				Y	<ul style="list-style-type: none"> • Retail • Housing 	<ul style="list-style-type: none"> • Housing • Retail 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA17	North of Hornsey Rail Depot	0.68	X				Y	<ul style="list-style-type: none"> • Commercial • Industrial 	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA18	Wood Green Cultural Quarter (north)	0.50	X				Y	Commercial	<ul style="list-style-type: none"> • Commercial • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA19	Wood Green Cultural Quarter (south)	1.99	X				Y	<ul style="list-style-type: none"> • Entertainment • Commercial 	<ul style="list-style-type: none"> • Commercial • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA20	Wood Green Cultural Quarter (east)	0.67	X				Y		<ul style="list-style-type: none"> • Commercial • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SA21	Clarendon Square Gateway	1.08	X				Y	• Community • Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA22	Clarendon Square	4.69	X				Y	Vacant (former industrial site)	• Residential • Retail • Leisure & recreation • Community uses	• More vulnerable • Less vulnerable • Less vulnerable • Less vulnerable	✓ ✓ ✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA23	Clarendon Rd South	2.2	X				Y	• Community • Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA24	NW of Clarendon Square	0.29	X				Y	Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA25	Land Adjacent to Coronation Sidings	0.90	X				Y	Vacant	• Commercial • Residential	• Less vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA26	Hawes & Curtis, Green Lanes	0.58	X				Y	• Retail • Commercial	• Retail • Residential	• Less vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA27	Wightman Rd	0.56	X				Y	Commercial	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA28	St. Ann's Hospital	11.41	X				Y	Former hospital	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA29	Arena Retail Park	5.39	X				Y	Retail	• Retail • Housing		✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
									<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 										submitted with any planning application)
SA30	Arena Design Centre	0.95	X				Y	<ul style="list-style-type: none"> • Residential • Commercial 	<ul style="list-style-type: none"> • Residential • Commercial 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA31	Crusader Industrial Estate	1.58	X				Y	Commercial	<ul style="list-style-type: none"> • Residential • Commercial 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA32	Omega Works	0.56	X				Y	<ul style="list-style-type: none"> • Residential • Commercial 	<ul style="list-style-type: none"> • Residential • Commercial 	<ul style="list-style-type: none"> • More vulnerable • Less vulnerable 	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA33	Vale Rd and Eode Rd	1.52	X				Y	<ul style="list-style-type: none"> • Commercial • Residential 	<ul style="list-style-type: none"> • Commercial • Residential • Retail 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable • Less vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA34	Ovebury Rd	2.38	X				Y	Commercial	<ul style="list-style-type: none"> • Commercial • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA35	Land between Seven Sisters & Tewkesbury Rds	0.52	X				Y	<ul style="list-style-type: none"> • Commercial • Residential • Retail 	<ul style="list-style-type: none"> • Commercial • Residential • Retail 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable • Less vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA36	Finsbury Park Bowling Alley	1.33	X				Y	<ul style="list-style-type: none"> • Open Space • Leisure 	<ul style="list-style-type: none"> • Leisure • Residential • Open Space 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable • Water capabilities 	✓	✓	✓					Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA37	Stroud Green Road	0.44	X				Y	Commercial	<ul style="list-style-type: none"> • Retail • Residential 	<ul style="list-style-type: none"> • Less vulnerable • More vulnerable 	✓	✓						Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SA38	460-470 Archway Road	0.94	X				Y	Commercial	• Residential	• More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA39	Former Highgate Station	0.75	X				Y	• Former train station	• Community	• More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA40	Gonnerman's Antiques	1.8	X				Y	• Retail • Residential	• Residential • Retail	• More vulnerable • Less vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA41	Highgate School playing fields and lower school	12.37	X				Y	• playing fields • lower school	• playing fields • lower school	• Water Capabilities • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA41	Highgate School Main Campus	1.43	X				Y	School	School	• More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA41	Highgate School Cottages	0.07	X				Y	Residential	Residential	• More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA41	Highgate School far playing fields	2.18	X				Y	Open Space	• Open Space	• Water capabilities	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA42	Highgate Bowl	3.93	X				Y	• Open Space • Commercial • Community	• Open Space • Residential	• Water compatible • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA43	Summersby Road	1.68	X				Y	• Residential • Commercial	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
																		application)	
SA44	Hillcrest	2.26	X				Y	Residential	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA45	Highgate Magistrates Court	0.45	X				Y	Magistrates Court	• Residential	• More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA46	Hornsey Depot	2.26	X				Y	Vacant (former industrial site)	• Residential • Retail • Leisure & recreation	• More vulnerable • Less vulnerable • Less vulnerable	✓ ✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA47	Cross Lane	0.60	X				Y	Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA48	Hornsey Town Hall	1.39	X				Y	Council building	• Housing • Community uses • Leisure & recreation	• More vulnerable • Less vulnerable • Less vulnerable	✓ ✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA49	Lynton Road	0.51	X				Y	Commercial	Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA50	St. Luke's Hospital	2.25	X				Y	Former hospital	• Residential • Health centre	• More vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA51	Cranwood Care Home	1.2	X				Y	• Care home • School • Residential	• Residential • School	• More vulnerable • More vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?		
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3				
SA52	Pinkham Way	5.95	X	X	X		Y	Derelict	<ul style="list-style-type: none"> Commercial Residential 	<ul style="list-style-type: none"> Less vulnerable More vulnerable 	✓	✓	X	X					Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
SA53	Tunnel Gardens	1.32	X				Y	Residential	Residential	More vulnerable									Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
SA54	Alexandra Palace	77.51	X				Y	<ul style="list-style-type: none"> Retail Community Parks Leisure 	<ul style="list-style-type: none"> Retail Community Parks Leisure 	<ul style="list-style-type: none"> Less vulnerable More vulnerable Water capabilities More/ less vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA55	Coppetts Wood Hospital	1.27	X				Y	<ul style="list-style-type: none"> Hospital Leisure 	<ul style="list-style-type: none"> Residential Community 	<ul style="list-style-type: none"> More vulnerable More vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA56	Park View & Durnsford Road	1.34	X				Y	Residential	Residential	More vulnerable	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
SA57	Myddleton Road Local Centre	1.70	X				Y	<ul style="list-style-type: none"> Retail Commercial Residential 	<ul style="list-style-type: none"> Commercial Retail Residential 	<ul style="list-style-type: none"> Less vulnerable Less vulnerable More vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA58	The Red House	0.60	X				Y	<ul style="list-style-type: none"> Car Park Church Community 	<ul style="list-style-type: none"> Residential Community 	<ul style="list-style-type: none"> More vulnerable More vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA59	Haringey Professional Development Centre	0.60	X				Y	Community	<ul style="list-style-type: none"> Residential Community 	<ul style="list-style-type: none"> More vulnerable More vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA60	Keston Centre	0.87	X				Y	Community	<ul style="list-style-type: none"> Residential 	More vulnerable	✓									Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SA61	Barber Wilson	1.12	X				Y	Commercial	• Residential	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA62	Broad Water Farm	19.4	X	X			Y	• Community • Residential • Retail	• Community • Residential • Retail	• More vulnerable • More vulnerable • Less vulnerable	✓ ✓ ✓	✓ ✓ ✓				This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA63	The Selby Centre	1.21	X				Y	Community	Community	More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA64	The Roundaway	0.59	X				Y	Commercial	• Residential • Commercial	• More vulnerable • Less vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SA65	Leabank & Lemsford Close	1.31	X	X			Y	Residential	Residential	More vulnerable	✓	✓				This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
NT3	Northumberland Park North	4.89	X				Y	• Residential • Retail	• Residential • Retail	• More vulnerable • Less vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
NT4	Northumberland Park	27.50	X	X			Y	• Residential • Retail	• Residential • Retail	• More vulnerable • Less vulnerable	✓ ✓	✓ ✓				This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?		
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3				
NT5	High Road West	11.81	X	X			Y	<ul style="list-style-type: none"> Residential Commercial Retail Transport Infrastructure 	<ul style="list-style-type: none"> Residential Retail Transport Infrastructure Community 	<ul style="list-style-type: none"> More vulnerable Less vulnerable Essential Infrastructure More vulnerable 	✓	✓					This site is predominantly in Flood Zone 1.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
NT6	North of White Hart Lane	1.02	X	X			Y	<ul style="list-style-type: none"> Community Commercial 	<ul style="list-style-type: none"> Residential Commercial 	<ul style="list-style-type: none"> More vulnerable Less vulnerable 	✓	✓					This site is predominantly in Flood Zone 1.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
NT7	Tottenham Hotspur Stadium	9.16	X	X			Y	<ul style="list-style-type: none"> Stadium Industrial Vacant Land 	<ul style="list-style-type: none"> Education Stadium Residential Retail 	<ul style="list-style-type: none"> More vulnerable More vulnerable More vulnerable Less vulnerable 	✓	✓					This site is predominantly in Flood Zone 1.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.		Yes (development should be focused in Flood Zone 1)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SS2	Lawrence Road	1.03	X				Y	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Commercial Residential 	<ul style="list-style-type: none"> Less vulnerable More vulnerable 	✓									Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SS3	Brunel Walk and Turner Avenue	1.42	X				Y	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> More vulnerable 	✓									Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SS4	Gourley Triangle	2.03	X				Y	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Housing Commercial 	<ul style="list-style-type: none"> More vulnerable Less vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
SS5	Wards Corner	0.70	X				Y	<ul style="list-style-type: none"> Retail Commercial Residential 	<ul style="list-style-type: none"> Residential Retail 	<ul style="list-style-type: none"> More vulnerable Less vulnerable 	✓	✓								Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
SS6	Apex House	0.52	X				Y	•Commercial	• Residential • Retail	• More vulnerable • Less vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TG2	Tottenham Chances & Nicholson Court	0.48	X				Y	• Community • Residential	• Community • Residential	• More vulnerable • More vulnerable	✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TG3	Reynardson Court and Tottenham Police Station	0.49	X				Y	• Police Station • Residential	• Commercial • Residential	• Less vulnerable • More vulnerable • High vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
BG2	Bruce Grove Station	0.14	X				Y	• Transport Infrastructure	• Retail • Transport Infrastructure	• Less vulnerable • Essential Infrastructure	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
BG3	Bruce Grove Snooker Hall and Banqueting Suite	0.43	X				Y	• Residential • Retail	• Residential • Retail	• More vulnerable • Less vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
BG4	Tottenham Delivery Office	0.64	X				Y	•Commercial • Retail	• Residential • Retail	• More vulnerable • Less vulnerable	✓ ✓							Yes	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TH2	Station Interchange	1.38		X			Y	• Transport Infrastructure	• Transport Infrastructure • Residential • Retail	• Essential Infrastructure • More vulnerable • Less vulnerable		✓ ✓				This site is entirely in Flood Zone 2. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. The allocation passes the sequential test.		Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TH3	Tottenham Hale Retail Park	4.79		X			Y	• Retail	• Residential • Retail	• More vulnerable • Less vulnerable		✓ ✓				This site is entirely in Flood Zone 2. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. The allocation passes the sequential test.		Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?	
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3			
TH4	Station Square West	2.65		X			Y	• Retail	• Housing • Retail	• More vulnerable • Less vulnerable • Less/more vulnerable		✓ ✓ ✓						Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH5	Station Square North	2.5		X			Y	• Retail	• Residential • Retail	• More vulnerable • Less vulnerable		✓ ✓						Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH6	Ashley Rd South	2.48		X			Y	• Commercial	• Housing • Community uses	• More vulnerable • Less/more vulnerable		✓ ✓						Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH7	Ashley Rd North	5.76		X			Y	• Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable		✓ ✓						Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH8	Hale Village			X			Y	• Residential	• Residential	• More vulnerable		✓						Yes (development will be in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH9	Hale Wharf	6.30		X	X		Y	• Commercial	• Residential • Commercial	• More vulnerable • Less vulnerable		✓ ✓	✓	✓			This site is predominantly in Flood Zone 2. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. The allocation passes the sequential test. This means the development can be located in this area.	Site is predominantly in Flood Zone 2. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1.	Yes (development will be focused in Flood Zone 2)	Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TH10	Welbourne Centre & Monument Way	1.26	X	X			Y	• Vacant Land	• Residential • Commercial	• More vulnerable • More vulnerable	✓ ✓	✓ ✓				This site is predominantly in Flood Zone 1. This means the development can be located in this area.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. This means the development can be located in this area.		Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	
TH11	Fountayne Rd	2.06	X	X			Y	• Commercial • Residential	• Residential • Commercial	• More vulnerable • Less vulnerable	✓ ✓	✓ ✓				This site is predominantly in Flood Zone 1. This means the development can be located in this area.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. This means the development can be located in this area.		Yes (although a Flood Risk Assessment will need to be submitted with any planning application)	

ID	Name	Area (ha)	Flood Zones				In SFRA?	Current Use	Potential Use	Flood Risk Vulnerability of Potential Use	Potential Use Compatible in Flood Zone				Can Development be Allocated in a Lower Flood Zone?			Potential Development Acceptable	Sequential Test Passed?
			1	2	3a	3b					1	2	3a	3b	Flood Zone 1	Flood Zone 2	Flood Zone 3		
TH12	Herbert Road	0.7	X	X			Y	•Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓	✓			This site is predominantly in Flood Zone 1. This means the development can be located in this area.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. This means the development can be located in this area.			Yes (although a Flood Risk Assessment will need to be submitted with any planning application)
TH13	Constable Crescent	0.7	X	X			Y	•Commercial	• Commercial • Residential	• Less vulnerable • More vulnerable	✓	✓			This site is predominantly in Flood Zone 1. This means the development can be located in this area.	This site is predominantly in Flood Zone 1. No highly vulnerable uses are allocated and there is a lack of suitable sites in Flood Zone 1. This means the development can be located in this area.			Yes (although a Flood Risk Assessment will need to be submitted with any planning application)

Notes

- The ID corresponds to that given to each site in the Site Allocations DPD or the Tottenham AAP
- The Flood Zones are identified in the Borough's SFRA
- The Flood Risk Vulnerability Classifications are defined in Table D2 of PPS

