Newham London

Local Plan Review

Site Allocations Sequential Test

Submission Version

May 2024

WE ARE NEWHAM.

Contents

1. Introduction

1.1. This document forms the Sequential and Exception tests relating to sites allocated for development and identified as suitable for more vulnerable uses (as defined by planning policy guidance) though the Local Plan review being prepared by London Borough of Newham. An Integrated Impact Assessment (IIA, incorporating Strategic Environmental Assessment and Equalities Impact Assessment) has also been prepared to support the Local Plan review. The site allocations and other designations are set out in the Draft Submission Local Plan, available to view during consultation at www.newham.gov.uk

1.2. These tests draw upon the level 1 and level 2 Strategic Flood Risk Assessments (SFRA) compiled by JBA, on behalf of the London Borough of Newham, and follow the procedural arrangements on flood risk set out in the National Planning Policy Framework (NPPF) 2023 and Planning Practice Guidance (PPG).

1.3. Newham's SFRA was published October 2023 and is endorsed by the Environment Agency (EA). The SFRA can be viewed on the website provided above.

2. Policy on flood risk

National policy

2.1. The NPPF 2023 (paragraphs 159 - 169) addresses the need for development to respond to flood risk because of long term climate changes. It requires that flood risk be assessed, and inappropriate development in areas at risk of flooding be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe for its lifetime without increasing flood risk elsewhere.

Regional policy

2.2. The London Plan (Policy SI.12) expects development proposals to respond to flood risk and incorporate flood resistant design, in accordance with the Mayor's Regional Flood Risk Appraisal, SFRAs and the NPPF; to ensure flood risk is minimised and residual risk is addressed; and to ensure development plans contribute to the delivery of measures set out in the Thames Estuary 2100 plan. In addition, developments are expected to incorporate sustainable drainage systems, and a hierarchy for surface water management is set out (Policy SI.13).

Local policy

2.3. At the local level, the flood risk policy is set out in the Submission Local Plan through policy CE7.

Sequential test of planning applications

2.4. Development management decisions should have regard to the Strategic Flood Risk Assessment which includes recommendations for flood resistance and set out how flood risk should be incorporated in to design responses. The SFRAs will form the basis of sequential tests (and exception test if required) at the development management stage.

3. The Sequential Test

3.1. The primary objective of the Sequential Test is to direct new development towards areas at the lowest probability of flooding given the risks presented by developing on vulnerable land. The intention is not to avoid the development of land that is at higher risk of flooding, but to help ensure that development can be safely and sustainably delivered. In the preparation of Local Plans, the test should be applied to the whole local planning authority area to increase the possibilities of accommodating development which is not exposed to flood risk.

3.2. The 'sequential approach' requires that the local authority take into account the flood risk vulnerability of land uses and available land, taking into account all sources of flood risk, including in different climate change scenarios, and to direct development to the areas of lowest flood risk. This means that only if there are no reasonably available sites in areas with low risk of flooding that development can be located in medium risk areas and high risk areas. Within each area of flood risk new development should also be directed to sites at the lowest probability of flooding, taking all sources of flood risk and climate change into account (fluvial, tidal, surface water, reservoir, groundwater and sewer flood risk). The Sequential Test should assume no defence infrastructure exists, as existing defences are reliant on long-term funding, maintenance and renewal of infrastructure.

3.3. To determine the level of flood risk (from all sources) at each site, the sites were screened against flood risk datasets to provide a summary of the risk to each site including:

- The proportion of the site in each Flood Zone derived from the Level 1 SFRA, which includes modelling data.
- Whether the site is at risk from surface water flooding in either the Risk of Flooding from Surface Water dataset or modelling data and, if so, the lowest return period from which the site is at surface water flood risk.
- The proportion of the site in the reservoir 'wet' and 'dry' day extents.

3.4. A Red-Amber-Green system was applied to categorise the sites as follows:

- Red sites needed a level 2 assessment and have significant challenges for development which will need further consideration. These sites will need an exception test to show they can be development safely.
- Amber sites do not need a Level 2 assessment but are flagged in the SFRA for developer considerations, which will likely be addressed at the planning application stage. These sites are included in the SFRA part 2 report as they may have some surface water issues relative to access and egress to the site.
- Green sites have no significant challenges for development. Although, sites may need an FRA and drainage strategy depending on the location of the site.

To categorise the sites using this system, a flood risk criteria was applied to the ranking assessment as shown in Table 4-1 below from the SFRA part 2.

Category	Site Table required?	Undefended Fluvial/Tidal Risk	Modelled Defended Fluvial Risk*	Surface Water Risk**	Residual Risk (Tidal Breach)requirement for Flood Warning and Evacuation Plan
Green	No site table required - no significant flood risk. Most preferrable for allocation.	Site is within Flood Zone 1	None/negligible	1% AEP event plus 40% cc RoFfSW extent covers <15% of the site area, likely to be manageable with through site layout and SuDS	None/negligible
Amber	No site table required - but mentioned in L2 report, risk can be managed at FRA stage			1% AEP event plus 40% cc RoFfSW extent covers <25% of the site area, likely to be manageable with through site layout and SuDS	May be necessary depending on the nature or location of the risk
Amber		Site is mostly within Flood Zone 1 and <15% of site in Flood Zone 2		1% AEP event plus 40% cc RoFfSW extent covers <15% of the site area, likely to be manageable with through site layout and SuDS	
Red	Site table required - some flood risk, some obstacles for development	Site is within Flood Zone 1	1% AEP plus central cc allowance extent covers <25% of site area	1% AEP event plus 40% cc RoFfSW extent covers <15% of the site area, likely to be manageable with through site layout and SuDS	Should demonstrate that the site can be safely evacuated in the event of a breach or overtopping of defences during the 0.5% or 0.1% AEP event in the present day and into the future epoch, whichever is greater
Red		Site is within Flood Zone 2 and 3	1% AEP plus central cc allowance extent covers <20% of site area	1% AEP event plus 40% cc RoFfSW extent covers <15% to 25% of the site area, likely to be manageable with through site layout and SuDS	
Red	Site table required - significant flood risk and obstacles for development	Site is within Flood Zone 2 and 3	1% AEP plus central cc allowance extent covers >25% to 40% of the site area	1% AEP event plus 40% cc RoFfSW extent covers >25% to 40% of the site area, potential to be manageable through SuDS	
Red			1% AEP plus central cc allowance extent covers >40% of the site area	1% AEP event plus 40% cc RoFfSW extent covers >40% of the site area	

3.5. For the purposes of the sequential test, sites categorised as red were considered high flood risk; sites categorised as amber were considered medium flood risk and sites categorised as green were considered low risk. Therefore, sites graded as red have been subject to the sequential test.

4. The Exception Test

4.1. The Exception Test, as set out in Para. 164 of the NPPF 2023, should be applied at the Local Plan preparation stage where development is allocated in medium or high risk areas following the sequential approach, and informed by the SFRA. It helps ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The test requires it to be demonstrated that development will provide wider sustainability benefits to the community that outweigh the flood risk, and that the development can safely operate throughout its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere, and will reduce flood risk overall.

4.2. The PPG Annex 3: Flood risk vulnerability classification and flood zone 'incompatibility' classifies the flood risk vulnerability of land uses into five categories, as follows:

- **Essential Infrastructure**
  Includes: essential transport infrastructure; essential utility infrastructure; wind turbines, Solar farms.

- **Highly vulnerable**
  Includes: police stations, fire stations and ambulance stations; emergency dispersal points; basement dwellings; caravans, mobile homes and park homes intended for permanent residential use; installations requiring hazardous substances consent.

- **More vulnerable**
  Includes: hospitals; residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; buildings used for dwelling houses, student halls of residence, drinking establishment, nightclubs and hotels; non-residential uses for health services, nurseries and educational establishments; landfill and sites used for waste management facilities for hazardous waste; sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

- **Less vulnerable**
  Includes: 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; Car parks.

- **Water-compatible development**
  Includes: flood control infrastructure; water transmission infrastructure and pumping stations; sewage transmission infrastructure and pumping stations; sand and gravel workings; docks, marinas and wharves; navigation facilities; MOD defence installations; ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; water-based recreation (excluding sleeping accommodation); lifeguard and coastguard stations; amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

4.3. The PPG then sets out, in Table 2: Flood risk vulnerability and flood zone 'compatibility' (Para. 079) as reproduced in Box 1 below, which flood zones these land use classifications are acceptable, where

they are not acceptable and where an exception test needs to be demonstrated.

Flood Zones	Flood Risk Vulnerability Classification				
	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	✔ *

Key:

✔ Exception test is not required

X Development should not be permitted

Box 1: PPG Table 2: Flood Risk Vulnerability and Flood Zone 'Incompatibility' (Para 079)

4.4. Sites in the Submission Local Plan which meet the following criteria have then been subject to an exception test:

- subject to the sequential test; and
- where an alternative suitable sites in a lower risk flood area was not available; and where they are allocated or designated to deliver land uses within an area of high flood risk that the flood risk vulnerability and flood zone 'compatibility' table in the PPG indicate will require an exception test to proceed.

5. Site selection process

5.1. The NPPF 2023 and PPG state that a Local Plan should aim to meet the objectively assessed development and infrastructure needs of the area, including unmet needs of neighbouring areas where this is consistent with policies in the NPPF as a whole. The London Plan (2021) has set

Newham one of the highest housing targets in the whole of London, with a requirement to deliver 47,600 homes in ten years from 2019 to 2029. Meaning Newham is not only providing homes to meet the borough's housing need but also the wider housing needs of London.

5.2. The Draft Submission Local Plan sites, including existing, updated and new allocations and development designations, are considered central to achieving the spatial vision, strategic framework and overall objectives of the Local Plan; specifically, they will enable the delivery of between 51,425 and 53,784 new homes and 10,000 new jobs in Newham over the plan period to 2038.

5.3. The site allocations included in the Draft Submission Local Plan were identified through a site selection process. The Local Plan process identified sites for development in stage 1 of the Site Allocation and Housing Trajectory Methodology Note (2024). The stage brought together 300 potential sites from a range of sources including: Call for Sites, Site Allocations from the adopted Newham Local Plan, adopted LLDC Local Plan, Brownfield Land Register, planning applications and pre-applications, evidence base documents and other sources of sites.

5.4. The Site Allocation and Housing Trajectory Methodology Note (2024) lays out the criteria for site allocation selection in paragraph 2.10. Sites were assessed to consider if:

1. The site is suitable, available and achievable
2. The site contributes to the spatial strategy and/or is necessary to deliver the neighbourhood vision
3. The same outcomes could be achieved by other means.

5.5. As part of considering whether a site was suitable, flood risk is a consideration. Although no sites were excluded for flood risk, it was identified as a constraint which would need to be addressed through development and design principles in any site allocation, particularly the location of uses across a site. Sites, including those in lower flood risk areas, were excluded for a range of reasons, including the need to protect employment land and infrastructure, exclude greenfield development, due to significant open space and biodiversity deficiencies in many parts of the Borough as identified in our Green and Water Infrastructure Strategy (2024) and due to lack of certainty in the availability of the site. The Site Allocation and Housing Trajectory Methodology Note (2024) provides further details.

5.6. Alongside the site allocations, the Submission Local Plan also identifies other areas suitable for the delivery of more vulnerable uses. This includes Local Mixed Use Areas (LMUAs) where housing can be delivered alongside employment uses. The Employment Land Review (2022) analysed existing LMUAs and proposed additional LMUAs based on analysis of land uses, neighbourliness and vacancy rates. Further information can be found in the Employment Land Review (2022).

5.7. It is important to note that due to the borough's historical development patterns the majority of available developable land, including for more vulnerable uses, is concentrated in the eastern, western and southern edges of the borough. These are also the parts of the borough which have been designated as Opportunity Areas in the London Plan (2021). This is because Newham is a long established London borough with regeneration planned within former industrial land (concentrated around the river network and former docks) and in some existing urban areas. These are also the parts of the borough which are at higher risk of flooding.

5.8. Almost all sites in the low and medium flood risk category areas are developed, safeguarded for open space or have long-standing planning permissions for future development. There are few

'opportunity' sites providing alternative locations for major developments in these zones; however the Submission Local Plan does include a number of site allocations and designated LMUA sites in areas of low flood risk. Taking into consideration the levels of flood risk identified on sites in the SFRA part 2, the strategic role that Newham plays in delivering London's growth overall, its topographical location and available developable land, land outside of flood risk areas cannot appropriately accommodate all necessary development required within the borough.

5.9. On the basis of the site selection criteria above, and the detailed site assessment in appendices 1, 2 and 3, it is considered that the site allocations and designations for more vulnerable uses included in the Submission Local Plan satisfy the sequential and exception tests.

Appendix 1: Sequential and exception tests of site allocations

This appendix provides an assessment of the site allocations in the Local Plan against the sequential and exception tests. Each of the strategic sites presented in the Submission Local Plan is assessed in line with the requirements set out in NPPF/PPG.

Existing Strategic Site Allocations (site names in the Newham Local Plan 2018)	New Allocations
N1.SA1 North Woolwich Gateway (S04 North Woolwich Gateway) N2.SA1 Silvertown Quays (S21 Silvertown Quays) N2.SA2 Lyle Park West (S20 Lyle Park West) N2.SA3 Connaught Riverside (S23 Connaught Riverside) N2.SA4 Thameside West (S07 Central Thameside West) N3.SA1 Royal Albert North (S31 Royal Albert North) N4.SA1 Canning Town East (S15 Canning Town East) N4.SA2 Silvertown Way East (S16 Silvertown Way East) N4.SA4 Limmo (S18 Limmo) N4.SA5 Canning Town Riverside (S12 Canning Town Riverside) N5.SA1 Custom House Land surrounding Freemasons Road (S28 Custom House/Freemasons) N5.SA2 Custom House Coolfin North (S06 Coolfin North) N7.SA1 Abbey Mills (S10 Abbey Mills) N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks (S11 Parcelforce) N8.SA1 Stratford Central (S05 Stratford Central) N9.SA1 Plaistow North (S29 Plaistow North) N11.SA3 Alpine way* (S02 Alpine Way) N15.SA2 Woodgrange Road West* (S24 Woodgrange Road West) N17.SA1 Beckton Riverside (S01 Beckton Riverside)	N1.SA2 Rymill Street N2.SA5 ExCeL Western Entrance N4.SA3 Canning Town Holiday Inn N5.SA3 Custom House Land between Russell Road and Maplin Road N5.SA4 Royal Road N7.SA3 Sugar House Island^ N8.SA2 Stratford Station N8.SA3 Greater Carpenters District^ N8.SA4 Stratford High Street Bingo Hall N8.SA5 Stratford Town Centre West^ N8.SA6 Stratford Waterfront South^ N8.SA7 Rick Roberts Way^ N8.SA8 Bridgewater Road*^ N8.SA9 Pudding Mill^ N8.SA10 Chobham Farm North^ N10.SA1 Balaam Leisure Centre* N10.SA2 Newham 6th Form College N10.SA3 Newham Leisure Centre N10.SA4 Balaam Street Health Complex* N11.SA1 East Beckton Town Centre N11.SA2 Cyprus N13.SA1 East Ham Western Gateway N13.SA2 East Ham Primark* N13.SA3 Former East Ham Gasworks N14.SA1 Shrewsbury Road health complex* N15.SA1 Lord Lister Health Centre*

* Sites which do not require a site table or a sequential test as they were categorised as an amber or green site (medium or low flood risk) in the SFRA Part 2.
^Sites allocated in the LLDC Local Plan 2020

N1.SA1 North Woolwich Gateway

Proposal for site	Residential, employment, community facilities and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed – 'More vulnerable', 'Less Vulnerable' and 'Water Compatible'
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for North Woolwich including: the restoration of North Woolwich station as a community facility, preserving and enhancing green infrastructure and wider housing and regeneration aspirations. In addition, the IIA prepared for the Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. Flood resilience and resistance measures should be implemented where appropriate during the construction phase, e.g. raising of floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to the site during breach scenarios, consultation with RMAs early on should be implemented to ensure an appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.
- As the development is adjacent to the River Thames, a buffer strip of 8m is required from the toe of the River Thames and 16m tidal defence structures, taking into account the requirements set by the Flood Risk Activities: Environmental Permits guidance.

N1.SA2 Rymill Street

Proposal for site	Residential, retail, health centre, community facilities (if there is a need) and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also pluvial flood risk at the site in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed - More vulnerable, Less Vulnerable and Water Compatible Development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for North Woolwich including: main town centre uses, new community facilities, health centre, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the Draft Submission Local Plan has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to parts of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Should built development be proposed within the 0.5% AEP tidal flood extents, careful consideration will need to be given to flood resistance and resilience measures. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'More vulnerable' development proposed within Flood Zone 3 will require the exception test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal breach plus allowance for alliance for climate change events and the 1% AEP plus Higher Central climate change surface water and fluvial. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site. Given the considerable risk to the site during breach scenarios, consultation with RMAs early on should be implemented to ensure an appropriate flood evacuation plan is put in place for the site.

N2.SA1 Silvertown Quays	
Proposal for site	Residential, employment, community facilities (if needed), leisure, open space and main town centre uses.

Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP
NPPG vulnerability of proposed land use	Mixed– 'More vulnerable,' 'Less Vulnerable' and 'water compatible development.'
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the Draft Submission Local Plan is considered central to achieving the wider benefits of spatial vision for Royal Victoria including: workspaces for cultural and creative production, warehousing and distributive spaces, a community centre, education facilities, a new local centre and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the Draft Submission Local Plan has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented where appropriate during the construction phase, e.g. raising of floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'More vulnerable' development proposed within Flood Zone 3 will require the exception test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N2.SA2 Lyle Park West

Proposal for site	Residential, employment, community facilities (if needed) and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP
NPPG vulnerability of proposed land use	Mixed – 'More Vulnerable', 'Less Vulnerable' and 'water compatible development'
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Royal Victoria including: employment uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented where appropriate during the construction phase, e.g. raising of floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

- As the development is adjacent to the River Thames, a buffer strip of 8m is required from the toe of the River Thames and 16m tidal defence structures, taking into account the requirements set by the Flood Risk Activities: Environmental Permits guidance.

N2.SA3 Connaught Riverside	
Proposal for site	Residential, employment, community facilities, education, main town centre uses as part of local centre and open space
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 1% AEP plus 40% climate change and 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – 'More vulnerable,' 'Less Vulnerable' and 'Open Space.'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for royal Victoria including: employment uses, open space, community and education facilities, town centre uses, and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'More vulnerable' development proposed within Flood Zone 3 will require the exception test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N2.SA4 Thameside West	
Proposal for site	Essential transport infrastructure, residential, employment, community facilities (if needed), education, main town centre uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – Essential Infrastructure, More Vulnerable, Less Vulnerable and Water Compatible.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision Royal Victoria including: employment uses, new DLR station, community and education facilities, open space, main town centre uses and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'More vulnerable' development proposed within Flood Zone 3 will require the exception test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N2.SA5 ExCeL Western Entrance	
Proposal for site	Residential development, community facility and open space.Mixed use
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – more vulnerable, less vulnerable and water compatible

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision Royal Victoria including: community facilities, open space, and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'More vulnerable' development proposed within Flood Zone 3 will require the exception test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N3.SA1 Royal Albert North	
Proposal for site	Residential, employment, community facilities, education uses, sports facility, main town centre uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – essential infrastructure, more vulnerable, less vulnerable and water compatible.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Royal Albert including: employment uses, main town centre uses, community and higher education facilities, sports facility, open space and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N4.SA1 Canning Town East	
Proposal for site	Residential, community uses and open space
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	More Vulnerable

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town and Custom House including: community facilities, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water and fluvial, and 0.5% AEP tidal plus an allowance for climate change events. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N4.SA2 Silvertown Way East	
Proposal for site	Residential, employment, leisure uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 1% plus climate change and 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – Less Vulnerable and More Vulnerable

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town and Custom House including: employment uses, sports facility, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'Highly Vulnerable' development is not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N4.SA3 Canning Town Holiday Inn	
Proposal for site	Residential, employment, town centre use, community facilities (if needed) and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable, Less Vulnerable and Water Compatible Development.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town and Custom House including: employment uses, a main town centre use, community facilities, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'Highly Vulnerable' development is not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water and fluvial, and 0.5% AEP tidal plus an allowance for climate change events. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N4.SA4 Limmo	
Proposal for site	Local Mixed Use – Residential, re-configuration of existing transport infrastructure and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – Essential Infrastructure, More Vulnerable and Water Compatible.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Limmo including: open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Planning applications should draw on the SFRA, NPPF/NPPG and LPR Policy SC3, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'More vulnerable' development proposed in an area of high flood risk will require the exception test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N4.SA5 Canning Town Riverside	
Proposal for site	Residential, employment and open space (including walkway along the edge of River Lee).
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed – 'More Vulnerable' and 'Less Vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town Riverside including: employment uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- More Vulnerable development should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water and fluvial, and 0.5% AEP tidal plus an allowance for climate change events. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N5.SA1 Custom House Land surrounding Freemans Road and N5.SA2 Custom House Coolfin North	
Proposal for site	Residential, community uses (including health centre), education, town centre uses and open space
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 1% AEP plus 40% climate change and 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – 'More Vulnerable' and 'Less Vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town and Custom House including: community facilities, health centre, open space, main town centre uses, education, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consultation with RMAs early on should be implemented to ensure an appropriate a flood warning and evacuation plan will likely be needed for this site.

N5.SA3 Custom House Land between Russell Road and Maplin Road	
Proposal for site	Residential and open space
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and 3 as well as being at minor - moderate pluvial flood risk in the 3.3%, 1%, and 0.1% AEP events. The site is also shown to be at significant flood risk if the River Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed – More Vulnerable and Water Compatible Development

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Canning Town and Custom House including: open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water event, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N5.SA4 Royal Road	
Proposal for site	Education (Special Educational Needs), residential and open space
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zones 2 and 3, as well as at high risk if the Thames were to breach its bank and defences were to fail during the 0.5% AEP 2115 epoch event.
NPPG vulnerability of proposed land use	Mixed - More vulnerable, Less Vulnerable and Water Compatible development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: educational uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- The Local Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied. The NPPF classifies residential development as 'More Vulnerable' and open space as 'water compatible development'. As there are two different flood risk vulnerability classifications for this site, the most vulnerable type is the one taken into consideration for the Exception Test.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP and surface water event, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- The site should be designed using a sequential approach, locating the 'more vulnerable' development outside of the areas of the site within Flood Zone 3.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 0.5% AEP tidal plus an allowance for climate change events. Given the proposed usage of part of the site (special educational needs educational facility) it is recommended that a flood warning and evacuation plan should be prepared for this site.

N7.SA1 Abbey Mills	
Proposal for site	Residential, community facilities and open space.
Flood Risk	The site is shown to be at risk of flooding during surface water flooding mainly during the 0.1% AEP and 1% AEP pus 40% AEP events. The majority of the site is within Flood Zone 1 and the east and west areas are affected by flooding (Flood Zone 3 and Flood Zone 2). Additionally, the site is risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - 'More Vulnerable,' 'Less Vulnerable' and 'Water Compatible Development.'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Three Mills including: open space, community facilities, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water, and 0.5% AEP tidal plus an allowance for climate change events. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

- As the development is adjacent to the River Thames, a buffer strip of 8m is required from the toe of the River Thames and 16m tidal defence structures, taking into account the requirements set by the Flood Risk Activities: Environmental Permits guidance.

N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks	
Proposal for site	Residential, employment uses, community facilities (if needed), health centre, education uses, town centre uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed – essential infrastructure, more vulnerable, less vulnerable and water compatible.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Three Mills including: employment uses, community facilities, health centre, education uses, open space, main town centre uses, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, consult with RMAs early on should be implemented to ensure appropriate flood evacuation plan is put in place for the site. A flood warning and evacuation plan will likely be needed for this site.

N7.SA3 Sugar House Island	
Proposal for site	Residential, employment, open space, community facilities (if needed) and town centre uses.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and 3 as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed – More vulnerable, Less Vulnerable and open spaces

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Three Mills including: community facilities, main town centre uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Central climate change fluvial and surface water events, as well as the 0.5% AEP tidal event plus an allowance for climate change. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N8.SA1 Stratford Central	
Proposal for site	Residential, town centre uses, employment, community facilities, civic uses, health centre and open space.
Flood Risk	The site is shown to be at risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed – 'More Vulnerable,' 'Less Vulnerable' and 'water compatible development.'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: main town centre uses, civic uses, employment uses, community facilities, health centre open space and wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N8.SA2 Stratford Station	
Proposal for site	Re-provision of bus station and re-configured station to increase capacity, residential, town centre uses, education, open space and community facilities (if needed).
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zones 2 and 3 as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - 'essential infrastructure,' 'more vulnerable,' 'less vulnerable' and 'water compatible development.'

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: increased capacity at Stratford station through redevelopment of ticket hall and new and improved entrances, employment uses, main town centre uses, community facilities, open space, education facilities, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'Highly Vulnerable' development is not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. 'More Vulnerable' and 'Essential Infrastructure' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change fluvial and surface water events, as well as the 0.5% AEP tidal event plus an allowance for climate change. Given the considerable risk to site during breach scenarios a flood warning and evacuation plan will likely be needed for this site.

N8.SA3 Greater Carpenters District	
Proposal for site	Residential, employment, community facilities, education, open space and main town centre uses.
Flood Risk	The site is shown to be almost entirely within Flood Zone 3 as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames defences were to fail.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable, Less Vulnerable and Water Compatible

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Greater Stratford and Maryland including: employment uses, main town centre uses, education, community facilities, open spaces, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Central climate change surface water and fluvial events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA4 Stratford High Street Bingo Hall	
Proposal for site	Residential development with employment floorspace..
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable and Less Vulnerable

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: employment floor space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Central climate change surface water and fluvial events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA5 Stratford Town Centre West	
Proposal for site	Residential, employment, town centre uses, community facilities (if needed) and open space.
Flood Risk	The site is shown to be at risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 1% and 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed - Essential Infrastructure, More Vulnerable, Less Vulnerable
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: employment, other main town centre uses particularly ground floor active frontages, community facilities, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 1% AEP fluvial and surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change fluvial and surface water events. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA6 Stratford Waterfront South	
Proposal for site	Education, residential, employment, retail and open space.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zones 2 and 3.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable, Less Vulnerable and Water Compatible Development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: higher education campus development for UCl East, employment uses, small-scale retail, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'Highly Vulnerable' development is not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 1% AEP fluvial and surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Central climate change fluvial and surface water events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA7 Rick Roberts Way	
Proposal for site	Residential, employment, education facilities (special educational needs school), leisure facilities and open space.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and Flood Zone 3, as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable, Essential Infrastructure and Less Vulnerable
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: employment uses, sports uses, education, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'Highly Vulnerable' and 'Essential Infrastructure' development or retained site features are not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, as well as 1% AEP fluvial and surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water and fluvial events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA9 Pudding Mill	
Proposal for site	Residential, health centre, employment, community uses, town centre uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and Flood Zone 3 as well as being at pluvial flood risk in the 0.1% AEP event and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed – Essential Infrastructure, More Vulnerable, Less Vulnerable and Water Compatible development.

Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Stratford and Maryland including: employment uses, community facilities, health centre, town centre uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'Highly Vulnerable' and further 'Essential Infrastructure' development is not permitted in Flood Zone 3. Any development in this category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, as well as 1% AEP fluvial and surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change fluvial and surface water events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N8.SA10 Chobham Farm North	
Proposal for site	Residential and employment
Flood Risk	The site is shown to be at minor fluvial risk from the River Lee as well as being at pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed - More Vulnerable, Less Vulnerable.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	This site is solely in Flood Zone 1 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	This site is solely in Flood Zone 1 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
Summary	
The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to: - A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding. - A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA. - Safe access and egress will need to be demonstrated in the 1% AEP plus Higher Central climate change surface water event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.	

N9.SA1 Plaistow North	
Proposal for site	Residential, town centre uses, childcare facility and open space.

Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and Flood Zone 3, as well as being at pluvial flood risk in the 1% AEP +40% CC and the 0.1% AEP events and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - 'More Vulnerable,' 'Less Vulnerable' and 'Water Compatible' development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for West Ham including: community facility, main town centre uses, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- More Vulnerable development should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, as well as 1% AEP fluvial and surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Central climate change surface water and fluvial events, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N10.SA2 Newham 6th Form College

Proposal for site	Residential and open space
Flood Risk	The site is shown to be at significant risk of flooding in the surface water 1% AEP plus 40% climate change allowance event.
NPPG vulnerability of proposed land use	More vulnerable and water compatible development
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	This site is solely in Flood Zone 1 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	This site is solely in Flood Zone 1 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 1% AEP surface water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed.

N10.SA3 Newham Leisure Centre	
Proposal for site	Residential, open space and reconfigured leisure uses.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2, it at risk of flooding during the 3.3%, 1% and 0.1% AEP surface water food events and is at risk of flooding if there Thames was to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - More vulnerable, less vulnerable and water compatible development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Plaistow including: the reconfiguration of the leisure centre, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	
The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to: - A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding. - 'More Vulnerable' development, like residential, proposed within Flood Zone 2 will require the Exception Test to be passed. - A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, 1% AEP fluvial and the 1% AEP surface water event, including an allowance for climate change. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.	

N11.SA1 East Beckton Town Centre	
Proposal for site	Residential, health centre, leisure uses, town centre uses, community facilities and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed - More vulnerable and less vulnerable
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: main town centre uses, community facilities, sports facilities, open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'More vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP 2115 Thames tidal breach, and 1% AEP and surface water events, including an allowance for climate change, is needed. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Careful consideration of safe access and egress is necessary for this site. Safe access and egress should be demonstrated in the 1% AEP plus Higher Central climate change surface water and 0.5% AEP tidal plus an allowance for climate change events. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N11.SA2 Cyprus

Proposal for site	Residential and open space
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3, as well as at high risk if the Thames were to breach its bank and defences were to fail during the 0.5% AEP 2115 epoch event. There is also some pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	More vulnerable and water compatible development.
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: open space, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- The Local Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied. The NPPF classifies residential development as 'More Vulnerable' and open space as 'water compatible development'. As there are two different flood risk vulnerability classifications for this site, the most vulnerable type is the one taken into consideration for the Exception Test.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP and surface water event, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water and 0.5% AEP tidal plus an allowance for climate change events. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed.

N13.SA3 Former East Ham Gasworks	
Proposal for site	Residential development, open space and community facility. Development should retain the gas governor on site.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 1% and 0.1% AEP events and also being at risk if the Thames were to breach its bank and defences were to fail.
NPPG vulnerability of proposed land use	Mixed - Less Vulnerable, More Vulnerable and Essential Infrastructure (section of the site containing the gas governor).
Reasonable alternative site/s available in area of same or lower flood risk?	No – a number of strategic sites included in the Draft Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The inclusion of this strategic site in the LPR is considered central to achieving the wider benefits of spatial vision for East Ham including: open space, community facility uses, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. An appropriate evacuation plan and warning is likely needed, resilience and resistance measures in the construction phase e.g. raising the floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- 'Highly Vulnerable' and further 'Essential Infrastructure' development is not permitted in Flood Zone 3. Any development should be steered away from flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change fluvial and surface water events, as well as the 0.1% AEP tidal event plus an allowance for climate change. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

N17.SA1 Beckton Riverside

Proposal for site	Essential transport infrastructure, residential, employment uses, community facilities, health centre, education uses, leisure centre (if needed), town centre uses and open space.
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Local Mixed– 'Essential infrastructure', 'More Vulnerable', 'Less Vulnerable and 'water compatible development.'
Reasonable alternative site/s available in same or lower flood area?	No – a number of strategic sites included in the Submission Local Plan are in areas of low and medium flood risk, however almost all locations in the low and medium residual risk category are developed, safeguarded for open space or have long-standing planning permission for future development. There are no 'opportunity' sites providing alternative locations for major developments in these areas and the development and regeneration of sites in areas of high flood risk is central to achieving spatial vision, strategic framework and overall objectives of the Local Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. Retention of this strategic site in the Submission Local Plan is considered central to achieving wider benefits through the spatial vision for Gallions Reach including: a new DLR station and/or the delivery of a river crossing, a health centre, education facilities, a new town centre and wider housing and regeneration aspirations. In addition, the IIA prepared for the Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the Submission Local Plan has strengthened).

b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established towards areas of low flood risk. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. Flood resilience and resistance measures should be implemented where appropriate during the construction phase, e.g. raising of floor levels. Planning applications should draw on the SFRA, NPPF/NPPG and Submission Local Plan Policy CE7, and it will be expected SUDs are incorporated in design responses.
Summary	
The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to: - A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding. - More Vulnerable development should be steered away from Flood Zone 3. More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed. - A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties. - A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA. - Safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and the 1% AEP surface water plus an allowance of climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to site during breach scenarios, a flood warning and evacuation plan will likely be needed for this site.	

Appendix 2: Sequential test of local mixed use areas

This appendix provides an assessment of local mixed-use areas (LMUA) presented in the Draft Submission Local Plan that include Mixed use – more vulnerable and less vulnerable land uses (i.e. residential and employment) against the sequential and exception tests, in line with the requirements set out in the NPPF/PPG.

Local mixed use areas (LMUAs)
LMUA 1: Silvertown Arches
LMUA 2: Aldersbrook
LMUA 3: Nusery Lane*
LMUA 4: East Ham Industrial Estate
LMUA 5: Forest Gate Arches*
LMUA 6: Ashburton Terrace
LMUA 7: Dulcia Mills*
LMUA 9: Canning Road West
LMUA 10: Grove Crescent*
LMUA 12: Bidder Street
LMUA 14: Beeby Road
LMUA 15: Esk Road*
LMUA 16: Canning Town Road East
LMUA 17: Builders Merchant, Southend Road*
LMUA 18: Glory House, Tabernacle Avenue
LMUA 19: Rear of 34-40 Plashet Grove*
LMUA 20: Cook's Road*

*LMUAs which do not require a site table or a sequential test as they were categorised as an amber or green site (medium or low flood risk) in the SFRA Part 2.

LMUA1: Silvertown Arches	
Proposal for site	Local mixed-use area – Residential and employment
Flood Risk	The site is shown to be at significant risk of flooding, the site is in Flood Zone 3 and Flood Zone 2, as well as at high risk if the Thames were to breach its bank and defences were to fail. There is also significant pluvial flood risk in the 1% AEP plus 40% climate change and 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed use – More vulnerable and Less vulnerable
Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	

a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The Retention of this LMUA in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: employment uses, cultural and creative uses, enterprise uses and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- More vulnerable development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Arrangements for safe access and egress will need to be demonstrated for the 0.5% AEP tidal breach event and the 1% AEP surface water plus an allowance for climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to the site an appropriate flood evacuation plan must be put in place for this site, if not possible then an appropriate flood warning and evacuation plan is needed.

LMUA2: Aldersbrook	
Proposal for site	Local mixed-use area – Residential and employment
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2, as well as being at pluvial flood risk in the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and	These sites essential to the delivery of housing and employment targets in the Local Plan and to deliver mixed-use neighbourhoods which support the delivery of 15 minute neighbourhoods.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Arrangements for safe access and egress will need to be demonstrated for the 0.5% AEP tidal breach event and the 1% AEP surface water plus an allowance for climate change rainfall events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. Given the considerable risk to the site an appropriate flood evacuation plan must be put in place for this site, if not possible then an appropriate flood warning and evacuation plan is needed.

LMUA4: East Ham Industrial Estate	
Proposal for site	Local mixed-use area – Residential and employment
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 as well as being at pluvial flood risk in the 0.1% AEP event. The site is also shown to be at significant flood risk if the Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'
Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	

a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	These sites essential to the delivery of housing and employment targets in the Local Plan and to deliver mixed-use neighbourhoods which support the delivery of 15 minute neighbourhoods.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.
- Any development in should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.
- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. The FRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.
- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.
- Safe access and egress can be demonstrated in the 1% AEP plus Higher Central climate change surface water event, as well as the 0.5% AEP tidal plus an allowance for climate change event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

LMUA6: Ashburton Terrace	
Proposal for site	Local mixed-use area – Residential and employment
Flood Risk	The site is shown to be at risk of surface water flooding in the 1% AEP event plus 40% CC and the 0.1% AEP event.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'
Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.

Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The Retention of this LMUA in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: employment uses, industrial uses, enterprise uses, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood	This LMUA is solely in Flood Zone 1 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
Summary	
The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to: - A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding. - A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal, and 1% AEP surface water events, including an allowance for climate change. This will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties. - A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.	

LMUA9: Canning Road West	
Proposal for site	Local Mixed-Use Area (LMUA) – Mainly industrial, employment, residential

Flood Risk	The site is shown to be at risk of flooding in Flood Zone 3 and at significant flood risk if the Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'
Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	These sites essential to the delivery of housing and employment targets in the Local Plan and to deliver mixed-use neighbourhoods which support the delivery of 15 minute neighbourhoods.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.

Summary
The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to: - A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of flooding from rivers and sea within the site. - Any development in the 'More Vulnerable' category should be steered away from Flood Zone 3. 'More Vulnerable' development proposed in Flood Zone 3 is shown to pass the Exception Test. - A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal water events, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties. - A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA. - Safe access and egress can be demonstrated in the 0.5% AEP tidal, plus an allowance for climate change, breach event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

LMUA11: Bidder Street	
Proposal for site	Local mixed-use area (LMUA). Industrial, employment and residential.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 3 as well as being at surface water flood risk during the 3.3% AEP, 1% AEP and 0.1% AEP events. The site is also shown to be at significant flood risk if the Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	These sites essential to the delivery of housing and employment targets in the Local Plan and to deliver mixed-use neighbourhoods which support the delivery of 15 minute neighbourhoods.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'More vulnerable' development proposed in an area of high flood risk will require the exception test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal breach event, as well as the 1% AEP surface water event, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus higher central climate change surface water event, as well as the 0.5% AEP tidal, plus an allowance for climate change, breach event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

LMUA14: Beeby Road	
Proposal for site	Local Mixed Use Area - Residential, industrial and employment, community, health, town centre uses, and open space.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 as well as being at pluvial flood risk in the 0.1% AEP event. The site is also shown to be at significant flood risk if the Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	Regeneration of this brownfield site will provide wider sustainability benefits to the community that outweigh the risk of flooding. The Retention of this LMUA in the LPR is considered central to achieving the wider benefits of spatial vision for Beckton including: employment uses, industrial uses, cultural and creative uses, enterprise uses, wider housing and regeneration aspirations. In addition, the IIA prepared for the Draft Submission Local Plan has assessed this strategic site against the sustainability framework and concludes that regeneration is likely to have a positive impact on the baseline (depending on mitigation and implementation of other policies which the LPR has strengthened).
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	This LMUA is solely in Flood Zone 2 and in line with the flood risk vulnerability and flood zone 'compatibility' table in the PPG, the land uses proposed are considered compatible for this location.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- Any development in should be steered away from Flood Zone 3. 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal breach event, as well as the 1% AEP surface water event, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus higher central climate change surface water event, as well as the 0.5% AEP tidal, plus an allowance for climate change, breach event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

LMUA18: Glory House, Tabernacle Ave	
Proposal for site	Local Mixed Use Area - Residential, industrial and employment, community, health, town centre uses, and open space.
Flood Risk	The site is shown to be at significant risk of flooding in Flood Zone 2 and 3 as well as being at pluvial flood risk in the 3.3%, 1%, and 0.1% AEP event. The site is also shown to be at significant flood risk if the Thames were to breach its banks or defences were to fail.
NPPG vulnerability of proposed land use	Mixed use – 'More vulnerable' and 'Less vulnerable'

Reasonable alternative site/s available in area of same or lower flood risk?	No – the Employment Land Review (2022) identified all areas suitable to be designated as Local Mixed Use Areas (LMUAs). While some are in in areas of low and medium flood risk, there are no further possible LMUAs in these areas and developing LMUAs in high flood risk areas is central to delivering the employment and residential development required to meet the targets and objectives in the Plan.
Exception test	
a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA and the LPR IIA.	These sites essential to the delivery of housing and employment targets in the Local Plan and to deliver mixed-use neighbourhoods which support the delivery of 15 minute neighbourhoods.
b) Flood Risk Assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.	Development proposals will require the preparation of a Flood Risk Assessment and if possible, the most vulnerable elements of development should be directed to part of site with lower residual risk of flooding, and a route of safe access and egress should be established, towards areas of low flood risk. Draft Submission Local Plan policy J1 allows for employment and residential uses to come forward on this site which means that site design can place less vulnerable uses on ground and lower floors and in higher risk areas of the designation. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy. A flood warning and evacuation plan will likely be needed for this site. Flood resilience and resistance measures should be implemented. Planning applications should draw on the SFRA, NPPF/NPPG and Draft Submission Local Plan Policy CE7, and it will be expected sustainable urban drainage systems are incorporated in design responses.
Summary	

The SFRA and this assessment conclude that this site passes the reviewed sequential / exception test subject to:

- A considered and integrated flood resilient and sustainable drainage design is put forward, with development steered away from areas of the site at risk of surface water flooding.

- 'More Vulnerable' development proposed within Flood Zone 3 will require the Exception Test to be passed.

- A site-specific Flood Risk Assessment that demonstrates that site users will be safe in the 0.5% AEP tidal event, as well as the 1% AEP surface water event, including an allowance for climate change. The SFRA will need to show the site is not at an increased risk of flooding in future and that development of the site doesn't increase risk of surface water flooding on the site and to neighbouring properties.

- A site-specific Surface Water Drainage Strategy, and SuDs maintenance and a management plan is submitted with the FRA.

- Safe access and egress can be demonstrated in the 1% AEP plus higher central climate change surface water event, as well as the 0.5% AEP tidal, plus an allowance for climate change, breach event. If this is not possible, an appropriate Flood Warning and Evacuation Plan is needed. This site will need a specific Flood Warning and Evacuation Plan.

Appendix 3: Gypsy and Traveller Site

The Gypsy and Traveller site requires no site table or sequential test as it has no form of flood risk and is categorised as a green site by the SFRA Part 2.