

Local Plan
Schedule of Site
Proposals

Flood Risk -
Sequential and
Exception Test

TECHNICAL NOTE

February 2022

1.0 Introduction

- 1.1 Barnet expects to see significant growth and change over the next 15 years through the new Local Plan. The Plan seeks to deliver a minimum of 35,460 new homes between 2021 and 2036.
- 1.2 To assist in meeting the Borough’s housing requirement the new Local Plan identifies sites that can deliver residential and mixed used developments. These sites are set out in the Schedule of Site Proposals (Annex 1) of the Local Plan document.
- 1.3 The National Planning Policy Framework (NPPF) requires that all plans should apply a sequential, risk-based approach to the location of development. This includes taking into account all sources of flood risk and the current and future impacts of climate change.

- 1.4 Paragraph 162 of the NPPF sets out that:

The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

- 1.5 Paragraph 163 then sets out that:

If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

- 1.6 This technical note sets out Barnet Council’s application of the flood risk Sequential Test (and where necessary the Exception Test), and how this has been used to inform the identification of proposed site allocations within the Local Plan.

2.0 Barnet’s Local Plan Development

Strategic Flood Risk Assessment Level 1

- 2.1 Barnet prepared a Strategic Flood Risk Assessment (SFRA) Level 1 (2018) jointly with five other West London Boroughs¹. The overarching aim of the SFRA is to provide the

¹ <https://westlondonsfra.london/>

evidence base for ensuring development is steered away from areas identified most at risk from all sources of flood risk, reducing the risk of flooding to residents and buildings.

Site Selection

- 2.2 The sites identified in the Local Plan Schedule of Proposals are derived from three main sources:
- Nominated through the Call for Sites process by owners and developers seeking to realise development potential. Nominees include public-sector partners such as Transport for London, Middlesex University, NHS, Ministry of Defence, as well as the Council. Sites that have been assessed as suitable for development have been identified as proposals in the Local Plan;
 - Previously identified in the 2006 Unitary Development Plan and assessed as suitable for development but not yet developed. These sites have been reassessed for suitability for inclusion in the Local Plan;
 - Allocated in other planning documents adopted by the Council, including Supplementary Planning Documents, Town Centre Frameworks and Planning Briefs. These sites have also been assessed for the Local Plan as suitable for development.
- 2.3 As part of the evidence gathering for the Local Plan the Council conducted an extensive call for sites in 2017-18. This supported the work on previous calls for sites that took place in 2009, 2010 and 2015.
- 2.4 The Council has undertaken a robust assessment of those nominated. Reasons for rejection include constraints:
- No realistic prospect of the site coming forward for development during the Plan period;
 - It was considered important to retain the existing use on this site;
 - Development would conflict with other Local Plan policies such as protection of Green Belt and Metropolitan Open Land.
- 2.5 Physical or environmental factors, such as flood risk or conservation areas, are acknowledged as potentially further restraining development capacity, although these constraints are not absolute.
- 2.6 To be designated as a Local Plan site proposal sites must be assessed as deliverable and/ or developable, as per the NPPF glossary definitions.

Integrated Impact Assessment (IIA) and Sustainability Appraisal (SA)

- 2.7 An Integrated Impact Assessment (IIA) was carried out on the emerging Local Plan to ensure that sustainability has been incorporated throughout the document. Sustainability objectives developed for the Sustainability Appraisal (SA) include an objective to minimise and manage the risk of flooding.
- 2.8 Proposed sites being put forward for inclusion in the Local Plan were appraised to identify the likely significant effects on the SA objectives. Being located within a designated flood risk area was one of the main reasons for a site being assessed as having a potential negative effect.

Strategic Flood Risk Assessment Level 2

- 2.9 The Council undertook a SFRA Level 2² in 2021 as part of the Reg 19 stage of the Local Plan preparation.
- 2.10 A Level 2 SFRA is a detailed assessment of all sources of flood risk for specified sites requiring targeted assessment. Flood sources studied included fluvial, surface water, sewer, groundwater and reservoir failure floods. A total of 18 sites were assessed as part of the Level 2 SFRA. Eight of the assessed sites were of particular concern and were raised in the Regulation 18 consultation response from the Environment Agency. The remaining ten sites were selected using a prioritisation process based on levels of flooding, both surface water and fluvial. This is detailed in the SFRA L2 methodology.
- 2.11 The purpose of the Level 2 assessment was to provide the information necessary for application of the Exception Test where appropriate. It also provides spatial planning and site-specific recommendations to support any potential development opportunities for prospective developers, ensuring that planning policy requirements are met.
- 2.12 The outputs of the Level 2 SFRA include detailed assessments for each flood source, planning considerations, and potential mitigation measures for each assessed site. These outputs enable developers to produce appropriate flood risk mitigation actions for each assessed site.

3.0 National Planning Policy Guidance (NPPG) - The Sequential and Exception Tests

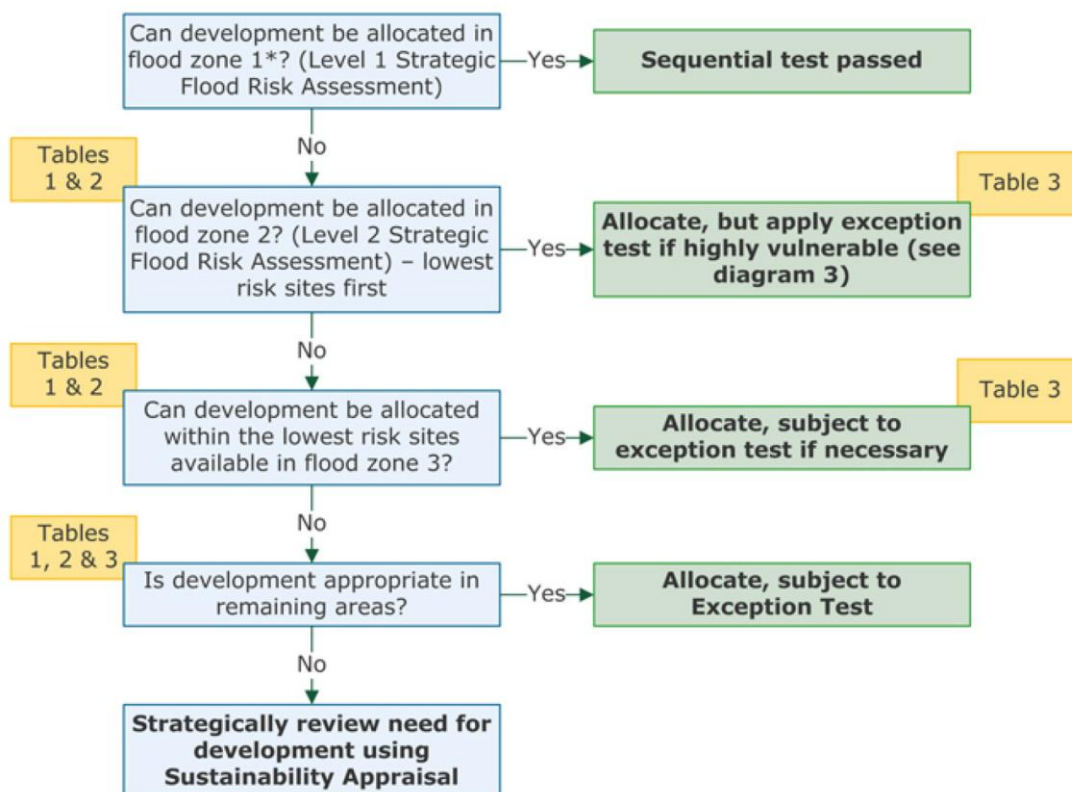
- 3.1 NPPG sets out how planning authorities should undertake the sequential and exception tests. A local planning authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the Strategic

² https://www.barnet.gov.uk/sites/default/files/sfra_level_2_report_v1.2.pdf

Flood Risk Assessment to apply the Sequential Test and the Exception Test where necessary (NPPF paragraphs 163 to 166 set out the circumstances in which the exceptions test should be applied). This can be undertaken directly or, ideally, as part of the sustainability appraisal. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document. (PPG Reference ID: 7-022-20140306)

3.2 The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding (see PPG Diagram 2 below). The flood zones as refined in the SFRA provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3a be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required (PPG Reference ID: 7-019-20140306). Flood Zone 3b comprises land where water has to flow or be stored in times of flood. A functional floodplain is a very important planning tool in making space for flood waters when flooding occurs.

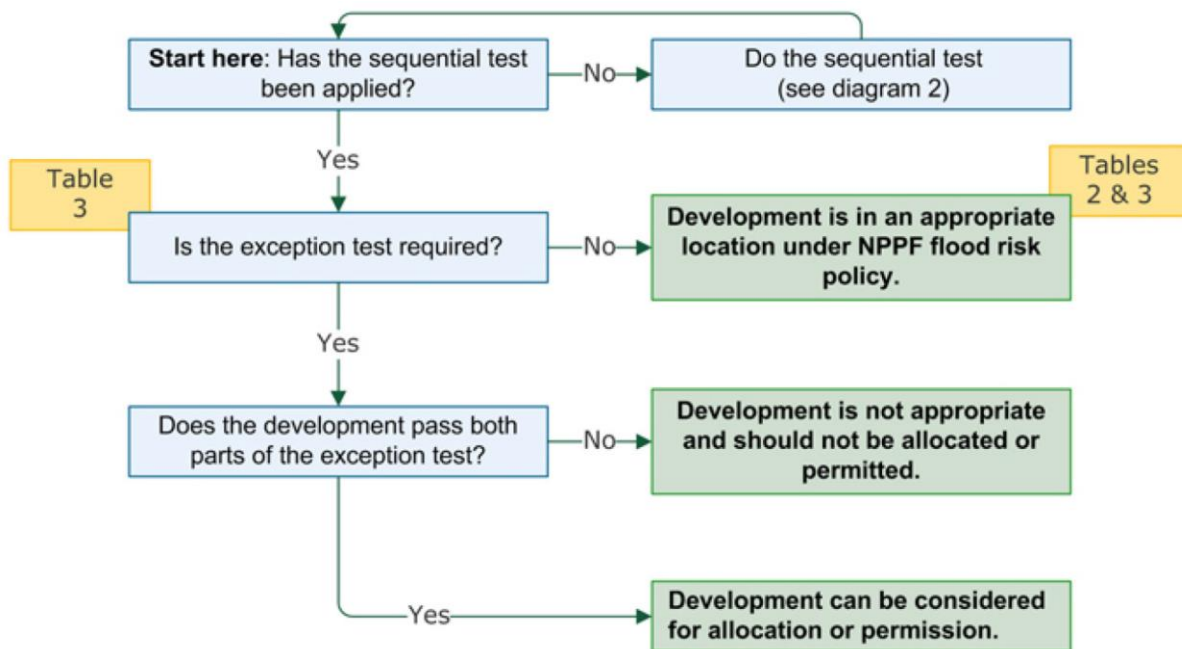
PPG Diagram 2: Application of the Sequential Test for Local Plan preparation



3.3 The Exception Test is a method to demonstrate and help 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.

3.4 The application of the Local Plan to the Exception Test is set out in the diagram below (PPG Diagram 3).

PPG Diagram 3: Application of the Exception Test to Local Plan preparation



3.5 The two parts to the Test require proposed development to show that-

- it will provide wider sustainability benefits to the community that outweigh flood risk, and
- that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. (PPG Reference ID: 7-023-20140306)

3.6 If a potential site proposal fails to score positively against the aims and objectives of the sustainability appraisal, or is not otherwise capable of demonstrating sustainability benefits, the local planning authority should consider whether the use of planning conditions and/or planning obligations could make it do so. Where this is not possible the Exception Test has not been satisfied and the allocation should not be made. (PPG Reference ID: 7-024-20140306)

3.7 The flood zones referred to in the sequential and exception tests are defined in the table below (PPG Table 1).

PPG Table 1: Flood Zones

| Flood Zone | Definition |
|-----------------------------------|---|
| Zone 1 Low Probability | Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3) |
| Zone 2 Medium Probability | Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map) |
| Zone 3a High Probability | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map) |
| Zone 3b The Functional Floodplain | This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their SFRA areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.) |

3.8 The PPG set out a flood risk vulnerability classification for five types of development:

- **Essential infrastructure** – includes transport and utilities.
- **Highly vulnerable** – includes the emergency services required during flooding and basement dwellings.
- **More vulnerable** – includes residential housing, residential institutions, hospital.
- **Less vulnerable** – includes the emergency services not required to be operational during flooding, commercial and industrial uses.
- **Water-compatible development** – includes flood control infrastructure.

3.9 In terms of flood risk vulnerability the table below (PPG Table 3) sets out these classifications in relation to each flood zone.

PPG Table 3: Flood risk vulnerability and flood zone ‘compatibility’

| 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:

✓ Development is appropriate

X Development should not be permitted

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to criteria set out in the PPG.

4.0 Site Assessment – Sequential Test

4.1 The table below shows the flood zone for each site. Sites in Flood Zone 1 are not considered to be at risk and therefore meet the requirements of the Sequential Test.

4.2 Those sites identified as having at least part of the site in zones 2, 3a and 3b are subject to the Exception Test and are assessed in Section 5 below.

| Site No. | Site | Ward | Address | Flood Zone |
|----------|--------------------------------|----------------|--|-----------------|
| 1 | Church Farm Leisure Centre | Brunswick Park | Burlington Rise, Brunswick Park, EN4 8XE | 1 |
| 2 | North London Business Park | Brunswick Park | Brunswick Park Rd, Brunswick Park, N11 1NP | 1 |
| 3 | Osidge Lane Community Halls | Brunswick Park | Osidge Lane, Southgate, N14 5DU | 2 and 3a |
| 4 | Osidge Library & Health Centre | Brunswick Park | Brunswick Park Rd & Osidge Lane, Brunswick Park, N11 1EY | 1 |
| 5 | Edgware Hospital | Burnt Oak | Edgware Rd, Burnt Oak, HA8 0AD | 1, 2, 3a and 3b |
| 6 | Watling Avenue | Burnt Oak | Barnfield Rd, Burnt Oak, HA8 0AY | 2, 3a, 3b |

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|----|--|---------------|---|-----------------|
| 7 | Beacon Bingo | Childs Hill | 200 Cricklewood Broadway, Cricklewood, NW2 3DU | 1 |
| 8 | Broadway Retail Park | Childs Hill | Cricklewood Lane, Cricklewood, NW2 1ES | 1 |
| 9 | Colindeep Lane (adjacent to Northern Line) | Colindale | Colindeep Lane, Colindale, NW9 6RY | 1, 2, 3a and 3b |
| 10 | Douglas Bader Park Estate | Colindale | Clayton Field, Colindale, NW9 5SE | 1 |
| 11 | KFC/ Burger King Restaurant | Colindale | Edgware Road, NW9 5EB | 1 |
| 12 | McDonald's Restaurant | Colindale | 157 Colindeep Lane, NW9 6BD | 1 |
| 13 | Public Health England | Colindale | 61 Colindale Avenue, NW9 5EQ/HT | 1, 2, 3a and 3b |
| 14 | Sainsburys The Hyde | Colindale | Edgware Rd, The Hyde, NW9 6JX | 1, 2, 3a and 3b |
| 15 | Tesco Coppetts Centre | Coppetts | Colney Hatch Lane, Friern Barnet, N11 0SH | 1, 2 and 3a |
| 16 | 45-69 East Barnet Rd | East Barnet | 45-69 East Barnet Rd, New Barnet, EN4 8RN | 1 |
| 17 | Site removed | | | |
| 18 | East Barnet Library | East Barnet | 85 Brookhill Rd, New Barnet EN4 8SG | 1 |
| 19 | East Barnet Shooting Club | East Barnet | Victoria Rd New Barnet EN4 9SH | 1 |
| 20 | Fayer's Building Yard & Church | East Barnet | 63-77 East Barnet Rd & 15-17 Margaret Rd, New Barnet, EN4 9NR | 1 |
| 21 | New Barnet gasholder | East Barnet | Albert Rd, New Barnet, EN4 9SH | 1 |
| 22 | Sainsburys | East Barnet | 66 East Barnet Rd, New Barnet, EN4 8RQ | 1 |
| 23 | Bobath Centre | East Finchley | 250 East End Rd, East Finchley, N2 8AU | 1 |
| 24 | East Finchley station carpark | East Finchley | High Rd East, Finchley, N2 0NW | 1 |
| 25 | East Finchley substation | East Finchley | High Rd, East Finchley, N2 0NL | 1 |
| 26 | Park House | East Finchley | 16 High Rd, East Finchley, N2 9PJ | 1 |

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|----|------------------------------------|---------------------|--|-----------------|
| 27 | Edgware town centre | Edgware | Station Rd, Edgware, HA8 | 1 |
| 28 | Edgware underground & bus stations | Edgware | Station Rd, Edgware, HA8 7AW | 1, 2, 3a and 3b |
| 29 | Scratchwood Quarry | Edgware | NW7 3JA | 1 |
| 30 | Finchley Central Station | Finchley Church End | Squires Lane/ Nether St/ Crescent St, Finchley N12 (railway verges and airspace above tracks and Finchley Central station) | 1 |
| 31 | Brentmead Place | Golders Green | 1-6 Brentmead Place (North Circular Road), Golder's Green, NW11 9JG | 1 |
| 32 | Manor Park Road carpark | East Finchley | 72-76 Manor Park Rd, East Finchley, N2 0SJ | 1 |
| 33 | Bunns Lane Carpark | Hale | Bunns Lane, Mill Hill, NW7 2AA | 1 |
| 34 | Burroughs Gardens Carpark | Hendon | The Burroughs, Hendon, NW4 4AU | 1 |
| 35 | Egerton Gardens carpark | Hendon | The Burroughs, Hendon, NW4 8BD | 1 |
| 36 | Fenella | Hendon | The Burroughs, Hendon, NW4 4BS | 1 |
| 37 | Site removed | | | |
| 38 | Ravensfield House | Hendon | The Burroughs, Hendon, NW4 4BT | 1 |
| 39 | The Burroughs carpark | Hendon | The Burroughs, Hendon, NW4 4AR | 1 |
| 40 | Meritage Centre | Hendon | 28-46 Meritage Centre, Church End Hendon NW4 4JT | 1 |
| 41 | PDSA and Fuller St car park | Hendon | The Burroughs, Hendon, NW4 4BE | 1 |
| 42 | Usher Hall | Hendon | The Burroughs, Hendon, NW4 4HE | 1 |
| 43 | Army Reserve Depot | High Barnet | St Alban's Rd, Chipping Barnet, EN5 4JX | 1 |
| 44 | High Barnet Station | High Barnet | Great North Rd, Chipping Barnet, EN5 5P | 1 |
| 45 | Whalebones Park | High Barnet | Wood St, Chipping Barnet, EN5 4BZ | 1 |
| 46 | IBSA House | Mill Hill | The Ridgeway, Mill Hill, NW7 1RN | 1 |

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|----|----------------------------------|---------------|--|---|
| 47 | Mill Hill East Station | Mill Hill | Bittacy Hill, Mill Hill, NW7 1BS – airspace above and land adjoining station | 1 |
| 48 | Mill Hill Library | Mill Hill | Hartley Avenue, NW7 2HX | 1 |
| 49 | Watchtower House & Kingdom Hall | Mill Hill | The Ridgeway, Mill Hill, NW7 1RS/ 1RL | 1 |
| 50 | Watford Way & Bunns Lane | Mill Hill | Adjacent to Watford Way, Mill Hill, NW7 2EX | 1 |
| 51 | Great North Road Local Centre | Oakleigh | Great North Rd, New Barnet, EN5 1AB | 1 |
| 52 | Kingmaker House | Oakleigh | 15 Station Rd, New Barnet, EN5 1NW | 1 |
| 53 | Allum Way | Totteridge | Totteridge & Whetstone station/ High Rd/ Downland Close/ Allum Way, Whetstone, N20 | 1 |
| 54 | Barnet House | Totteridge | 1255 High Rd, Whetstone, N20 0EJ | 1 |
| 55 | Woodside Park Station east | Totteridge | Woodside Park Rd, Woodside Park, N12 8RT | 1 |
| 56 | Woodside Park Station West | Totteridge | Station Approach, Woodside Park, N12 8RT | 1 |
| 57 | 309-319 Ballards Lane | West Finchley | 309-319 Ballards Lane, North Finchley, N12 8LY | 1 |
| 58 | 811 High Rd & Lodge Lane carpark | West Finchley | 811 High Rd & Lodge Lane, North Finchley, N12 8JT | 1 |
| 59 | Central House | West Finchley | 1 Ballards Lane, Finchley N3 1UX | 1 |
| 60 | Finchley House (key site 3) | West Finchley | High Road & Kingsway North Finchley N12 0BT | 1 |
| 61 | Tally Ho Triangle (key site 1) | West Finchley | High Rd, Ballard's Lane & Kingsway, North Finchley, N12 0GA/ 0GP | 1 |
| 62 | Tesco Finchley | West Finchley | 21-29 Ballard's Lane, Finchley, N3 1XP | 1 |
| 63 | Philex House | West Hendon | 110-124 West Hendon Broadway, West Hendon, NW9 7DW | 1 |
| 64 | 744-776 High Rd | Woodhouse | 744-776 High Rd, North Finchley, N12 9QG | 1 |

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|-----------|-----------------------------|-----------|---|---|
| 65 | Barnet Mortuary (former) | Woodhouse | Dolman Close Finchley N3 2EU | 1 |
| 66 | East Wing (key site 4) | Woodhouse | 672-708 High Rd North Finchley N12 9PT/9QL | 1 |
| 67 | Great North Leisure Park | Woodhouse | High Rd, Friern Barnet, N12 0GL | 1 |

5.0 Site Assessment – Exception Test

5.1 The table below sets out the Exception Test carried out on those sites identified as within flood zones 2, 3a or 3b, and identifies whether the site should be retained or removed from the Schedule of Site Proposals.

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|-----------------------------|----------------|---------------------------------|--|------------------------------|--|--|--|
| 3 | Osidge Lane Community Halls | Brunswick Park | Osidge Lane, Southgate, N14 5DU | Residential, community uses, school access and retained parking. | More vulnerable | The site can contribute towards the Borough's housing requirement while retaining community uses on site. | <p>The majority of development will be restricted to Flood Zone 2. A small area on the north eastern section of the site is located within Zone 3a.</p> <p>To mitigate against predicted flooding, development should be restricted to areas of lower flood risk and directed away from areas affected by the 1 in 100 flood outline (with an allowance for climate change).</p> <p>Evidence from the SFRA L2 shows that the design and mitigation measures can enable development on the site while managing flood risk.</p> <p>Basement developments should be limited to non-dwelling uses.</p> <p>Mitigation as per SFRA L2 numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2 for details).</p> | <p>It is considered that there are no reasonable alternatives to this site that could provide these community uses in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The site passes the Exceptions Test.</p> <p>Retain</p> |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|------------------|-----------|--------------------------------|---|------------------------------|---|--|--|
| | | | | | | | <p>The site is within 10m of the Pymmes Brook. No development should take place within this zone (SFRA L2 mitigation 4.6).</p> <p>A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress.</p> | |
| 5 | Edgware Hospital | Burnt Oak | Edgware Rd, Burnt Oak, HA8 0AD | Residential, continuing hospital use and parking. | More vulnerable | The site is relatively underused and can be developed to provide a large number of new homes that contributes towards the Borough’s housing requirement. while retaining the hospital uses. | <p>Evidence from the SFRA L2 shows that the design and mitigation measures can enable development on the site while managing flood risk.</p> <p>While much of the site is within Flood Zone 2, and a proportion within Zone 3a, the 19% of the site within Zone 3b should not be built on, and proposed developments on the site should be restricted to locations outside of the draft Local Plan Policy ECC02A 10m Main River buffer zone.</p> <p>Climate Change is predicted to place the site at greater risk of fluvial flooding, increasing the extent and maximum flood depth. An area in the west of the site is not at predicted risk</p> | <p>It is considered that there are no reasonable alternatives to this site with similar capacity and in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The site passes the Exceptions Test.</p> <p>Retain</p> |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|----------------|-----------|---------------------|----------------------|------------------------------|--|--|---|
| | | | | | | | <p>of fluvial flooding under the climate change scenario. More vulnerable developments should be restricted to the western half of the site.</p> <p>The sequential approach must be applied to the wider site, and not just individual phases, to maximise opportunities for more vulnerable elements of the development to be located in the lowest flood risk areas.</p> <p>Opportunities for flood storage should be considered as part of the wider site. The EA consider that there is an opportunity to reduce flood risk elsewhere and should be considered in wider site plans.</p> <p>SRFA L2 mitigation numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2).</p> <p>A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress.</p> | |
| 6 | Watling Avenue | Burnt Oak | Barnfield Rd, Burnt | Residential, station | More vulnerable | The site represents a potential opportunity to optimise the use | The majority of the site is currently in Zone 3 – 76% is 3a and 38% is 3b. | On balance, while the site represents a potential |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|--|-----------|------------------------------------|----------------------------------|------------------------------|--|--|--|
| | | | Oak, HA8 0AY | building, commercial and parking | | of brownfield land in a highly accessible location (PTAL 5) and act as a regeneration catalyst for the wider Burnt Oak area. The proposals put forward is for new housing in an accessible town centre location and contributes towards the Borough's housing requirement. | Climate change is likely to further increase the flood risk on this site. Taking into account the level of flood risk, development on this site is likely to be highly constrained and it is not currently clear whether detailed mitigation solutions will be able to demonstrate the site is safe over its lifetime. | development opportunity, the significant flood risk is considered to outweigh a residential site proposal. The site proposal cannot be considered to meet the Exception Test to be taken forward in the Local Plan without a detailed mitigation strategy. Remove |
| 9 | Colindeep Lane (adjacent to Northern Line) | Colindale | Colindeep Lane, Colindale, NW9 6RY | Residential | More vulnerable | The site can contribute towards the Borough's housing requirement | While only part of the site is in Zone 3 – 16% 3a and 7% 3b - there is significant concern over access to the site. The railway embankment is to the north, and the site is surrounded by water on all remaining sides. Furthermore, Climate Change will increase the extent, depth, velocity, and hazard rating of the flood. Taking into account the flood risk to access, development on this site cannot be demonstrated as safe over its lifetime. | On balance the significant flood risk and accessibility issues outweigh the benefits of housing on this site. Remove |
| 13 | Public Health England | Colindale | 61 Colindale Avenue, | Residential and community | More vulnerable | This large site is located in the Colindale Growth Area and is very accessible by public | While Flood Zone 3a is 26% of the site, and 3b is 21%, these areas are focused on the west and south of the site. | It is considered that there are no reasonable alternatives to this site |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|------|------|---------------|---------------|------------------------------|--|---|--|
| | | | NW9 5EQ/HT | | | transport. The context and size of the site mean that it has the potential to make a significant contribution towards the Borough’s housing requirement. | <p>Flood zone 3b will be protected from all development unless it is water compatible or essential infrastructure where the Exception Test has been passed. Development can be focused towards the majority of the site that is outside of the modelled 1 in 100+ climate change flood extent.</p> <p>Site access can be routed to avoid areas within the 1 in 100 + Climate Change flood extent.</p> <p>The SFRA L2 sets out design and mitigation measures that can enable development on the site while managing flood risk.</p> <p>More vulnerable development should be located to the north and middle of the site, but avoiding the access road in between the main buildings (which is predicted to have high flood risk)</p> <p>SFRA L2 mitigation numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2 for details).</p> <p>Proposed developments on the site should be located outside of the 8m Main River buffer zone.</p> | <p>with similar capacity and in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The site passes the Exceptions Test.</p> <p>Retain</p> |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|---------------------|-----------|-------------------------------|----------------------------|------------------------------|--|---|--|
| | | | | | | | A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress. | |
| 14 | Sainsburys The Hyde | Colindale | Edgware Rd, The Hyde, NW9 6JX | Residential and commercial | More vulnerable | This large site is located on the major A5 arterial route and is accessible. The context and size of the site mean that it has the potential to make a significant contribution towards the Borough's housing requirement. | <p>Flood Zone 2 at 78% of the site and zone 3a at 13% are towards the south and east. Climate Change is predicted to place the site at greater risk of fluvial flooding, increasing the extent and maximum flood depth.</p> <p>Development should be focused towards the majority of the site that is outside of the 1 in 100 + climate change extent. The SFRA L2 sets out design and mitigation measures that can enable development on the site while managing flood risk.</p> <p>Access to the site should be routed to avoid those areas at risk of flooding in the 1 in 100 + climate change event.</p> <p>Maximum runoff must be restricted to greenfield rates.</p> | <p>It is considered that there are no reasonable alternatives to this site with similar capacity and in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The site passes the Exceptions Test.</p> <p>Retain</p> |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|-----------------------|----------|---|---------------------------------------|------------------------------|---|---|--|
| | | | | | | | <p>SFRA L2 mitigation numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2 for details).</p> <p>Proposed developments on the site should be located outside of the 8m Main River buffer zone.</p> <p>A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress.</p> | |
| 15 | Tesco Coppetts Centre | Coppetts | Colney Hatch Lane, Friern Barnet, N11 0SH | Residential, commercial and community | More vulnerable | This large site is located on the major highway routes and is accessible. The context and size of the site mean that it has the potential to make a significant contribution towards the Borough's housing requirement. | <p>Flood zones 2 and 3a cover a small portion of the site (7%).</p> <p>Development can be focused towards the majority of the site that is located outside of the 1 in 100 + climate change extent. The SFRA L2 sets out design and mitigation measures that can enable development on the site while managing flood risk.</p> <p>Access to the site can be routed to avoid those areas most at risk.</p> | <p>It is considered that there are no reasonable alternatives to this site with similar capacity and in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The site passes the Exceptions Test.</p> <p>Retain</p> |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|------------------------------------|---------|------------------------------|--|------------------------------|---|--|---|
| | | | | | | | <p>SFRA L2 mitigation numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2 for details).</p> <p>More vulnerable development should be located towards the centre and east of the site, which are not predicted to flood in the climate change scenario (1 in 1000-year)</p> <p>Proposed developments on the site should be located outside of the 10m Main River buffer zone for the Bounds Green Brook culvert.</p> <p>A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress.</p> | |
| 28 | Edgware underground & bus stations | Edgware | Station Rd, Edgware, HA8 7AW | Residential, commercial and transport infrastructure | More vulnerable | This is a key location within the Edgware Growth Area and town centre. Re-development of the site will make a significant contribution towards the Borough's housing requirement. | Flood zones 2 and 3 cover a small part of the site – 3% and 2% respectively. The predicted flood risk extent for the climate change scenario is slightly greater with the predicted maximum flood depth and flood velocity also greater under the climate change scenario. | It is considered that there are no reasonable alternatives to this site with similar capacity and in close proximity within lower flood zones and that the site can be developed safely with regards to flood risk. The |

| Site No. | Site | Ward | Address | Proposed Uses | Vulnerability Classification | Exceptions Test - It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. | Exceptions Test - It must be demonstrated that the development will be safe for its lifetime taking into account the vulnerability of its users. | Conclusion (Retain/ Remove from Schedule of Site Proposals) |
|----------|------|------|---------|---------------|------------------------------|--|--|--|
| | | | | | | | <p>The SFRA L2 sets out design and mitigation measures that can enable development on the site while managing flood risk.</p> <p>SFRA L2 mitigation numbers 4.2, 4.3 and 4.4 will be required (see SFRA L2 for details).</p> <p>Proposed developments on the site should be located outside of the 8m Main River buffer zone for the Dean's Brook.</p> <p>A detailed FRA must be submitted alongside any planning application which should assess flood risk from all sources and provide details of any mitigation including finished floor levels, floodplain compensation and safe access and egress.</p> | <p>site passes the Exceptions Test.</p> <p>Retain</p> |