

## London Borough of Redbridge Flood Risk Sequential and Exception Test:

### Introduction:

The Redbridge Local Plan sets out in Appendix 1 a series of Development Opportunity Sites to meet the demands of a growing population. Under the National Planning Policy Framework, where sites are allocated for development in Local Plans in areas of known flood risk, they are required to pass a Sequential Test, and in some instances, Exception Test.

### The Sequential Test:

The National Planning Policy Framework sets out, at paragraph 101, that:

*“The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.”*

Redbridge has a high level of housing and other development needs arising from a rapidly rising population. The London Plan sets a minimum target of 16,845 new homes by 2030, which also needs to be supported by new jobs, shops, and infrastructure to ensure a sustainable pattern of development. More recently the East London Strategic Housing Market Assessment identifies the boroughs Objectively Assessed Housing Needs to this period even higher at 31,980. This places an onus on the Council to do all it can to exceed London Plan targets to ‘close the gap’ against its full Objectively Assessed Housing Need.

However, the borough is highly constrained. Approximately 30% of the borough is currently designated as green belt, much of the built up area is suburban in character, and there is not a large supply of surplus industrial land to direct new development towards. In order to reach challenging housing targets, there is therefore a need to look beyond land in Flood Zone 1, in addition to also releasing poorer performing areas of designated green belt. Much of the land in the borough that does fall within food zone 1, and in flood risk terms is therefore sequentially preferable, is not considered of offer opportunities for new development on account of its continued protection as fit for purpose green belt or employment land, as important open space, or it not realistically being available due to its existing suburban residential character. Justification for protecting land designated for other uses is set out in the Green

Belt Assessments, Employment Land Study, Open Space Study, and Playing Pitch Strategy respectively. Exclusion of sites not considered deliverable is based on the findings of the Strategic Housing Land Availability Assessment.

Within this context, using the findings of the Council's Strategic Flood Risk Assessment, the table below sets out the application of the Flood Risk Sequential Test for each site identified in the Local Plan for new development that either falls in Flood Zone 2 or 3. Consistent with the approach set out in Local Plan Policy LP21, sites that have been identified in the Strategic Flood Risk Assessment as having medium to high surface water flood risk are also treated as if they fall in Flood Zones 2 or 3 for the purposes of this test (and subsequent Exception Test where necessary). Notably, the Sequential Test only applies to a relatively small proportion of all sites put forward for development in the Local Plan (21 out of a total 222 sites), as most development is being directed to areas of lowest flood risk.

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
15	Land between Mill Road & the Railway Line, Ilford	Approximately 20% in zones 2-3	Housing	More	Passes Sequential Test as identified residential capacity can be directed to the 80% of the site that falls within Flood Zone 1. Site Specific Flood Risk Assessment will need to confirm this in support of any planning application.	No – as development can be directed to portion in Flood Zone 1. If circumstances differ to those set out in previous column, and vulnerable development is proposed in zone 3, the exceptions test will be required at the planning application stage in line with Table 3 of the National Planning Practice Guidance.
16	245-275 Cranbrook	Approximately	Employment/	Less / More	Passes Sequential Test as identified development capacity	No – as development can be directed to portion in

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
	Road, Ilford	5% in zones 2- 3	Housing		can be directed to the 95% of the site that falls within Flood Zone 1. Site Specific Flood Risk Assessment will need to confirm this in support of any planning application.	Flood Zone 1. If circumstances differ to those set out in previous column, and vulnerable development is proposed in zone 3, the exceptions test will be required at the planning application stage in line with Table 3 of the National Planning Practice Guidance.
46	Land in and around King George/ Goodmayes Hospitals	Approximately 5% in zones 2-3. Surface water risk also focussed in same areas	Subject to detailed Master planning- Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	More/ Less/ More/ More/ Water- Compatible/ Water - Compatible	Passes Sequential Test as identified development capacity can be directed to the 95% of the site that falls within Flood Zone 1, as demonstrated by masterplan for the site that accompanies the Local Plan. Site Specific Flood Risk Assessment will need to further confirm this in support of any planning application.	No – as development can be directed to portion in Flood Zone 1. If circumstances differ to those set out in previous column, and vulnerable development is proposed in zone 3, the exceptions test will be required at the planning application stage in line with Table 3 of the National Planning Practice Guidance.
47	Seven Kings Car Park & Lorry Park, High Road, Seven	100% in zone 3	Retail/ Employment/ Health/ Housing	Less/ Less/ More/ More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as	Yes – for health and housing element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
	Kings				Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land. Population growth will also require supporting health, employment and retail uses in sustainable locations close to transport and other amenities.	
53	Shannon Centre, 14 Cameron Road, Seven Kings	100% in zone 1 but also high surface water flood risk	Housing	More	Granted permission under application 0951/13 prior to the adoption of Local Plan policy seeking that areas of surface water flood risk be treated as if in zone 3. In the absence of such policy, site presence in Flood Zone 1 means Sequential Test and Exception Test do not apply.	No – see previous column
58	Seven Kings Methodist Church and Hall, Balmoral	100% in zone 2-3	Community/ Housing	Less/ More	Existing use of site for community use means any retention or re-provision does not represent an	Yes – for housing element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
	Gardens, Seven Kings				increase in flood risk vulnerability. In terms of housing element, all sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.	
68	Land at Ford Sports Grounds/Seven Kings Park	Approximately 10% in zones 2-3. Surface water risk also focussed in same areas	Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	More/ Less/ More/ More/ Water-Compatible/ Water Compatible	Passes Sequential Test as identified development capacity can be directed to the 90% of the site that falls within Flood Zone 1, as demonstrated by masterplan for the site that accompanies the Local Plan. Site Specific Flood Risk Assessment will need to further confirm this in support of any planning application.	No – as development can be directed to portion in Flood Zone 1. If circumstances differ to those set out in previous column, and vulnerable development is proposed in zone 3, the exceptions test will be required at the planning application stage in line with Table 3 of the National Planning Practice

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
						Guidance.
70	645 – 861 High Road, Seven Kings	Approximately 60% in zone 3 and 10% in zone 2. Also medium to high surface water flood risk	Retail/ Housing	Less/ More	Existing uses include ground floor retail with residential on first floor above – intensification for similar uses with increased building heights does not therefore increase flood risk vulnerability. Furthermore, all sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.	Yes – for housing element
74	674-700 High Road, Seven Kings	100% in zones 2-3. Also medium to high surface water flood risk	Retail/ Employment/ Housing/ Health	Less/ Less/ More/ More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively	Yes – for housing and health element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					<p>these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land. Population growth will also require supporting health, employment and retail uses in sustainable locations close to transport and other amenities.</p>	
75	706 - 720 (Homebase) High Road, Seven Kings	Approximately 10% in zones 2 - 3. Also medium to high surface water flood risk	Retail/ Housing	Less/ More	<p>Existing retail use of the site means retention or re-provision will not increase flood risk vulnerability, and there is a need for retail provision to be focussed in sustainable locations close to transport and other amenities. All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs</p>	Yes – for housing element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					<p>minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.</p>	
79	4-12 Cameron Road and 625-643 High Road	Approximately 40% in zone 2. Also high risk of surface water flooding	Employment/ Retail/ Housing	Less/ Less/ More	<p>Existing uses include ground floor retail/ commercial with residential on first floor above – intensification for similar uses with increased building heights does not therefore increase flood risk vulnerability. Furthermore, all sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land. There is a need</p>	Yes – for housing element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					for enhanced employment and retail space to be focussed in sustainable locations close to transport and other amenities.	
86	16-32B Cameron Road and 625-643, High Road	Approximately 20% in zones 2-3. Also high risk of surface water flooding	Housing/ Retail	More/ Less	Existing uses include ground floor retail/ commercial with residential on first floor above – intensification for similar uses with increased building heights does not therefore increase flood risk vulnerability. Furthermore, all sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land. There is a need for enhanced employment and retail space to be focussed in sustainable locations close to	Yes – for housing element

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					transport and other amenities.	
117	120 Chigwell Road, South Woodford	Approximately 50% zone 3 and 20% in zone 2. Also high surface water flood risk	Housing	More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zone 1 is either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.	Yes
147	Adj 2 Eynsford Road	100% Flood Zone 3	Housing	More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zones 1 and 2 are either unavailable due to the presence of existing	Yes

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					established residential areas, or its protection as green belt, MOL, or employment land. Outline approval granted under application 1677/13, but subject to a site specific flood risk assessment with reserved matters application.	
153	Land r/o 3, 5 and 7 Westview Drive,	100% Flood Zone 2	Housing	More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zones 1 are either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land. Approval granted under 0183/12 is subject to conditions regarding raised floor levels and surface water drainage to reduce the risk and impact of flooding.	No

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
176	61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ	Approximately 75% is in zone 3 and 25% zone 2. Also medium to high risk of surface water flooding	Housing	More	Sequential Test passed through the determination of application 1880/10 (approved on appeal – this demonstrated a lack of available alternative sites to meet housing targets. Development conditioned to include mitigation measures included in site specific flood risk assessment including raised floor levels, no buildings within 8m of the Cran Brook, and clearly signed emergency access in the event of a flood.	No – see previous column. If extant permission is not implemented, alternative proposals for vulnerable uses will be required to pass the exceptions test will be required at the planning application stage in line with Table 3 of the National Planning Practice Guidance.
183	Land r/o 41-57 Wanstead Park Road, Ilford	Approximately 25% in zone 3 and 75% in zone 2.	Housing	More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zones 1 are either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.	No – unless housing is proposed on portion of site in Flood Zone 3; in which case a planning application will need to demonstrate the Exception Test can be met

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
187	225-227 Green Lane, Ilford	100% in zone 3	Housing	More	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zones 1 are either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or employment land.	Yes
198	Works at Maybank Road & Chigwell Road, Woodford	Approximately 20% in zone 3 and 60% in zone 2	Housing/ Employment	More/ Less	All sites in Flood Zone 1 with capacity for new housing development as identified by the SHLAA have been included as Development Opportunity Sites in the Local Plan. Cumulatively these do not provide enough capacity to meet the boroughs minimum housing targets. Remaining land in Flood Zones 1 are either unavailable due to the presence of existing established residential areas, or its protection as green belt, MOL, or	No – unless housing is proposed on portion of site in Flood Zone 3; in which case a planning application will need to demonstrate the Exception Test

Site ref	Site name	Flood Zone and surface water risk	Proposed uses	Vulnerability category	Assessment against Sequential Test	Exception Test required?
					employment land.	
221	Ashton Playing Fields, Chigwell Road, Woodford Bridge	100% of site is in 3. Also high surface water flood risk	Sports Ground - enhanced facilities	Water-compatible	Proposed enhancements to existing are for a water compatible use and therefore acceptable within Flood Zone 3; representing no increase in flood risk vulnerability.	No
222	Woodford Town Football Club, r/o 243-265 Snakes Lane East, Woodford Green	100% of site is in 3. Also high surface water flood risk	Leisure/ Community/ Healthcare	Less/ Less/ More	Population growth will result in an increased need for supporting health and community uses in the interests of sustainable development. All sites in Flood Zone 1 with capacity for new development have been identified for housing or mixed use as within the Local Plans Development Opportunity Sites to help meet pressing housing targets. Remaining land in Flood Zone 1 is either unavailable for health and community uses due to the presence of existing established residential areas, its protection as green belt, MOL, or employment land.	Yes – for healthcare element

## Exception Test

Paragraph 102 of the National Planning Policy states:

*“If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

*Both elements of the test will have to be passed for development to be allocated or permitted.”*

As identified through the sequential test above, proposals in the Local Plan for vulnerable uses in areas of known flood risk therefore requires the application of the Exception Test. Where this has been applied, results are presented below:

<b>Site ref</b>	<b>Site name</b>	<b>Proposed uses</b>	<b>Assessment against Exception Test</b>
47	Seven Kings Car Park & Lorry Park, High Road, Seven Kings	Retail/ Employment/ Health/ Housing	<p>The site is a currently underutilised brownfield site that is sustainably located close to Seven Kings rail station (which will benefit from Crossrail investment) and within Seven Kings Local Centre. It can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting growth in new business and retail space. Its accessible town centre location within one of the boroughs investment and growth areas also lends itself towards the provision of health facilities to meet increased demand from population growth. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe</p>

			<p>access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, the avoidance of any basement levels, and consultation with the Environment Agency for any works planned within 8m of the main river watercourse.</p>
58	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings	Community/ Housing	<p>The site provides existing community facilities and offers a sustainable brownfield location within Seven Kings Local Centre and close to Seven Kings rail station (which will benefit from Crossrail investment) to contribute to the boroughs minimum London Plan housing target of 16,845 by 2030.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement levels.</p>
70	645 – 861 High Road, Seven Kings	Retail/ Housing	<p>The site is sustainably located close to Seven Kings rail station (which will benefit from Crossrail investment) and within Seven Kings Local Centre. Intensification of this brownfield site can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting the provision of enhanced retail space in a town centre location. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement levels.</p>

74	674-700 High Road, Seven Kings	Retail/ Employment/ Housing/ Health	<p>The site is brownfield, offers scope for intensification and is sustainably located close to Seven Kings and Goodmayes rail stations (which will benefit from Crossrail investment) and within Seven Kings Local Centre. It can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting growth in new business and retail space. Its accessible town centre location within one of the boroughs investment and growth areas also lends itself towards the provision of health facilities to meet increased demand from population growth. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, the avoidance of any basement levels and consultation with the Environment Agency for any works planned within 8m of the main river watercourse.</p>
75	706 - 720 (Homebase) High Road, Seven Kings	Retail/ Housing	<p>The site is brownfield, offers scope for intensification, and is sustainably located close to Goodmayes rail station (which will benefit from Crossrail investment), and within Seven Kings Local Centre. It can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting growth in new retail space in a town centre location. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement</p>

			levels.
79	4-12 Cameron Road and 625-643 High Road	Employment/ Retail/ Housing	<p>The site is sustainably located close to Seven Kings rail station (which will benefit from Crossrail investment) and within Seven Kings Local Centre. Intensification of this brownfield site can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting the provision of enhanced retail and employment space in a town centre location. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement levels.</p>
86	16-32B Cameron Road and 625-643, High Road	Housing/ Retail	<p>The site is sustainably located close to Seven Kings rail station (which will benefit from Crossrail investment) and within Seven Kings Local Centre. Intensification of this brownfield site can help contribute to the boroughs minimum London Plan housing target of 16,845 by 2030, whilst also supporting the provision of enhanced retail space in a town centre location. The layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement levels.</p>
117	120 Chigwell Road,	Housing	The site is brownfield, offers scope for intensification, and can contribute to the boroughs minimum London Plan housing target of 16,845 by 2030 in a location accessible to amenities in nearby South

	South Woodford		<p>Woodford District Centre.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, the need for site specific investigation and mitigation into surface water flooding, and that basements should only be considered within Flood Zone 2.</p>
147	Adj 2 Eynsford Road	Housing	<p>The site is brownfield, is in a sustainable location close to Seven Kings rail station (due to benefit from Crossrail investment) and Seven Kings local centre, within Green Lanes local centre, and can contribute towards borough wide minimum London Plan housing targets of 16,845 by 2030.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings.</p>
187	225-227 Green Lane, Ilford	Housing	<p>The site offers a brownfield opportunity in a sustainable location relatively close to Seven Kings rail station (due to benefit from Crossrail investment) and Seven Kings local centre, and can contribute towards borough wide minimum London Plan housing targets of 16,845 by 2030.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, the avoidance of any basement levels and consultation with the Environment Agency for any works planned within 8m of the main river watercourse.</p>

222	Woodford Town Football Club, r/o 243- 265 Snakes Lane East, Woodford Green	Leisure/ Community/ Healthcare	<p>The site offers an opportunity to provide healthcare infrastructure needed to support population growth in a locality identified by the Redbridge Clinical Commissioning Group as being likely to need additional provision.</p> <p>A Site Specific Flood Risk Assessment will need to accompany any planning application to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall. This should take into Strategic Flood Risk Assessment findings, which include the identification of a safe access/ egress route, and several recommendations including: finished floor levels above the predicted maximum surface water flood level, provision of a site specific flood evacuation plan, the incorporation of SuDS to reduce runoff as much as practical, and the avoidance of any basement levels.</p>
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