

Draft flood risk (PPS25) Sequential Test for Potential Housing Sites in Haringey.

The Haringey strategic flood risk assessment has been initially developed as a joint programme with the six surrounding boroughs – Barnet, Camden, Enfield, Hackney, Islington and Waltham forest as part of the development of the North London Waste Plan. The data collected is the baseline data for Haringey’s strategic flood risk assessment and is available on the North London Waste Plan website as www.nlwp.net. There is potential for further data collation on local surface flooding to improve the baseline information.

This template has been used as the first stage of the Sequential Test process set out in the Environment Agency’s Flood Risk Standing Advice. Flood Risk Standing Advice for LPAs can be downloaded for use from standing advice pages on the Environment Agency website - www.environment-agency.gov.uk

Example Site Details	
Planning application reference number	N/A
Site address and development description	Eg: Hale Wharf. Potential for 100 homes.
Date	N/A
Completed by	London Borough of Haringey

Stage 1 – strategic application & development vulnerability

Has the Sequential Test already been carried out for this development at development plan level? Enter Yes or No	Provide details of site allocation and LDD below
No	N/A

State the Flood Risk Vulnerability Classification in accordance with PPS25 table D2	State the Flood Zone of development site
More Vulnerable	Flood Zone 3b and Flood Zone 3a

Stage 2 – defining the evidence base

<p>State the defining parameters for the geographical area over which the Sequential Test is to be applied e.g. functional requirements of the development; regeneration need <i>identified in the LDF</i>; serves a national market. Indicate if no parameters exist for example, windfall development.</p>	<p>State the area of search in view of identified parameters e.g. whole LPA area, sub-regional housing market area, specific area of need/regeneration area or on a sub regional or national level.</p>
<p>This site has been identified in the Haringey Unitary Development Plan, 2006 and the Tottenham International Master Plan, Supplementary Planning Document, 2006 as suitable for residential led, mixed use</p>	<p>The whole LPA area? OR Specific area of regeneration – from Wood Green to Tottenham Hale, south to Haringey boundary (as defined by London Plan, 2008).</p>
<p>Additional justification (if needed): Tottenham Hale is identified in the 2008 London Plan as an area for regeneration and a defined opportunity area.</p>	

Evidence base to be used as source for 'reasonably available' sites	Provide details below e.g. date, title of document and where this can be viewed
Strategic Housing Land Availability Assessment, 2004	Mayor of London, SHLAA, 2004. Available to see at http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp
Strategic Housing Land Availability Assessment update – in production	Research to date available Mayor of London. Available to see at http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp
London Housing Capacity Study, 2004	Mayor of London, Available to see at http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp
Housing Land Study	N/A
Haringey Employment Land Study 2009.	London Borough of Haringey, 2009. Available to see at http://www.haringey.gov.uk/corestrategy
National Land Use Database – Previously Developed Land	N/A
Register of Surplus Public Sector Land	N/A

Evidence base to be used as source for 'reasonably available' sites	Provide details below e.g. date, title of document and where this can be viewed
Rural Exceptions Strategy	N/A
Regeneration strategy	N/A
Other sites known to the LPA e.g. sites of other planning applications	N/A
Pro rata windfall allowance ¹ for Flood Zones 1 and 2	Data not available
Other sources not stated	N/A

Method used for comparing flood risk between sites	Provide details below e.g. date, title of document and where this can be viewed
Environment Agency Flood Map	Yes - available to see at www.environment-agency.gov.uk
Strategic Flood Risk Assessment (if comparing flood risk within the same Flood Zone)	North London Waste Plan SFRA, acting as draft SFRA for Haringey Core Strategy - available to see at www.nlwp.net
Site specific Flood Risk Assessments where they are suitable for this purpose.	N/A
Other mapping / source of flooding information not stated	N/A

¹ Pro rata windfall allowance can be calculated using the LPA's average historic windfall rate (HWR) in relation to the alternative sites that can reasonably be expected to come forward in zones 1 and 2. To do this, multiply the windfall rate for the whole district (e.g. 200 dwellings pA) by the proportion of the LPA district (or alternative site search area) in Flood Zones 1 and 2. For example, if the district is approximately 90% Flood Zone 1 and 2, the reasonably available sites are as follows: 0.9 x 200 = 180.

Stage 3 – applying the Sequential Test

Sites crossed out have already undergone development.

Name and location of the reasonably available sites (Flood Zone: Zone 1: Lower Zone 2: Lower Zone 3: Same	Approx Capacity ² of site	Constraints to delivery ³
Arena Estate, Green Lanes N4	Zone 1	2.21	
Bounds Green Campus, Middlesex Uni, Bounds Green Road, N11	Zone 1		Housing now built on site.
Tottenham Campus, White Hart Lane, N17	Zone 1	3.18	
Hornsey Depot & Hornsey Waterworks, incl. Alexandra school, central Haringey East and West of the railway line	Zone 1	26.24	
Former Hornsey Central Hospital, Park Road, N8	Zone 1	1.09	decision pending on housing element
Goulding Court, Clarendon Road, N8	Zone 1	0.26	Part of SSP4
Greenfield School, Coppetts Road, N10	Zone 1	0.42	
Hornsey Town Hall car park, The Broadway, N8	Zone 1	1.38	
Part of Lymington Ave, N22	Zone 1	0.35	Part of Wood Green TC brief
725-733 Lordship Lane, N22	Zone 1	-	granted on appeal
Former Petrol Station, 308 West Green Road, N15	Zone 1	0.25	Planning Brief adopted Oct 2004
St. Ann's Hospital, St Ann's Road, N15	Zone 1	11.51	Hospital Site owned by Barnet, Enfield and Haringey Mental Health Trust. Future of site to be established
Arena Business Centre, N15	Zone 1	0.95	
Tottenham Green Baths/ Clyde Road. Town Hall Approach Road, N15	Zone 1	1.64	Formerly derelict industrial depot and baths.
Wards Corner & Apex House, N15	Zone 1	0.57	
Lordship Lane Health Centre, N17	Zone 1	0.3	

² based on LDF density policies and past performance

³ constraints to delivery include: availability, policy restrictions, physical problems or limitations, potential impacts of the development, and future environmental conditions that would be experienced by the inhabitants of the development.

Name and location of the reasonably available sites (Flood Zone: Zone 1: Lower Zone 2: Lower Zone 3: Same	Approx Capacity² of site	Constraints to delivery³
Highgate / Church Road, N6	Zone 1	0.14	
Central Schools Foundation Playing Fields, N10	Zone 1	4	
Cranwood Home for the Elderly adjacent to St. James School, N10	Zone 1	0.55	
Texaco Garage, Tottenham Lane, N8	Zone 1	0.23	
Seven Sisters Road/Durnford Street/Gourley Place, N15	Zone 1	1.06	
Omega Works, Hermitage Road, N15	Zone 1	0.54	
Civic Centre, High Road, Wood Green, N22	Zone 1	1.22	
Lawrence Road, N15 (Phase 1)	Zone 1	1.9	
Lawrence Road, N15 (Phase 2)	Zone 1	1.9	
Wards Corner Site, High Road, N15	Zone 1	0.57	
341-379 Seven Sisters Road, N15	Zone 1	0.42	
Seven Sisters and Westerfield Road, N15	Zone 1	0.55	
Coppetts Wood Hospital, Coppettes Rd, N10	Zone 1	0.42	
158 Tottenham Lane, N8	Zone 1	0.23	
2-4 Broadlands Road, N6	Zone 1	0.49	
97-99 Philip Lane, N15	Zone 1	0.85	
16-52 High Road, N15	Zone 1	0.14	
Roden Court, 113-115 Hornsey Lane, N6	Zone 1		Under development
Harpers Yard, Ruskin Road, N17	Zone 1	0.05	
Hesta Annexe, White Hart Lane, N17	Zone 1	0.2	
72 - 96 Park Road, N8	Zone 1	0.17	
103-149 Cornwall Road & Land adjacent to Falmer Road, N15	Zone 1		Appeal Granted 03/04/07
40 Coleridge Road, N8	Zone 1	0.3	
612 High Road, N17	Zone 1	0.03	
658 High Road, N17	Zone 1	0.13	
673 Lordship Lane, N22	Zone 1	0.85	
8-12 Queens Avenue, N10	Zone 1	1.66	

Name and location of the reasonably available sites (Flood Zone: Zone 1: Lower Zone 2: Lower Zone 3: Same	Approx Capacity² of site	Constraints to delivery³
Lynxs Depot, Coppettes Road, N10	Zone 1		Housing being built on site
1-3 Herbert Road, N15	Zone 1 (adj to zone 2)	0.2	
Land adjacent to railway line White Hart Lane, N17	Zone 1 close to zone 2	1.38	Under-utilised industrial land
White Hart Lane Stadium, High Road, N17	Zone 1, surrounded by Zone 2	5.5	
Saltram Close Housing Estate, N15	Zone 1, close to Zone 2	0.76	
Former Friern Barnet Sewerage Works, Pinkham Way, N10	Zone 2	6.2	
Greater Ashley Road, Ashley Road (phase 1)	Zone 2	2.2	
Greater Ashley Road, Urban Centre (phase 2)	Zone 2	7.6	
Greater Ashley Road, Urban Centre (phase 3)	Zone 2	2.3	
Welborne	Zone 2	0.33	
Hale Wharf (Tottenham Hale Opportunity Area)	Zone 3	1.67	
The Narrow Boat & 146-152 Reedham Close, N6	Zone 3		Sequential test already carried out and application approved