

## 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 was the baseline data for Haringey’s strategic flood risk assessment and is available on the North London Waste Plan website as [www.nlwp.net](http://www.nlwp.net).

There is currently a need for further data collation on local surface flooding to improve the baseline information. A surface water flood management plan will be carried out by Haringey Council and will be used to update the Sequential Test and Strategic Flood Risk Assessment once the information becomes available.

This template has been used to develop the Flood Risk Assessment Sequential Test process set out in the Environment Agency’s Flood Risk Standing Advice. The development of the Strategic Flood Risk Assessment as it applies to Haringey is on-going and will be directly applied for sites identified within the Haringey Core Strategy, in particular sites of high risk from flooding. This document aims to inform the process of site specific flood risk assessment and the required sequential testing, it is to be reviewed prior to the Haringey Core Strategy being submitted to the Secretary of State.

Table 1

<b>Zone 3 Example Site Details</b>	
<b>Planning application reference number</b>	N/A
<b>Site address and development description</b>	Example used: <b>Hale Wharf</b> . Potential for 100 homes.
<b>Date</b>	N/A
<b>Completed by</b>	London Borough of Haringey

## Stage 1 – strategic application & development vulnerability

**Table 2**

<b>Has the Sequential Test already been carried out for this development at development plan level? Enter Yes or No</b>	<b>Provide details of site allocation and LDD below</b>
No	Site is allocated as a Regeneration Site with potential for mixed use development.

**Table 3**

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

## Stage 2 – defining the evidence base

**Table 4**

<p><b>State the defining parameters for the geographical area over which the Sequential Test is to be applied</b> 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><b>State the area of search in view of identified parameters</b> 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>Specific area of regeneration – from Wood Green to Tottenham Hale, south to Haringey boundary (as defined by London Plan, 2008). It is within the Haringey Growth Area of Tottenham Hale.</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>	

**Table 5**

<b>Evidence base to be used as source for 'reasonably available' sites</b>	<b>Provide details below</b> e.g. date, title of document and where this can be viewed
Strategic Housing Land Availability Assessment, 2004	Mayor of London, SHLAA, 2004, and update 2010. Available to see at <a href="http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp">http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp</a>
Strategic Housing Land Availability Assessment update – in production	Research to date available Mayor of London. Available to see at <a href="http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp">http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp</a>
London Housing Capacity Study, 2004	Mayor of London, Available to see at <a href="http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp">http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp</a>
Housing Land Study	N/A
Haringey Employment Land Study 2009.	London Borough of Haringey, 2009. Available to see at <a href="http://www.haringey.gov.uk/corestrategy">http://www.haringey.gov.uk/corestrategy</a>
National Land Use Database – Previously Developed Land	N/A
Register of Surplus Public Sector Land	N/A
Rural Exceptions Strategy	N/A

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

Table 6

<b>Method used for comparing flood risk between sites</b>	<b>Provide details below</b> e.g. date, title of document and where this can be viewed
Environment Agency Flood Map	Yes - available to see at <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>
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 <a href="http://www.nlwp.net">www.nlwp.net</a>
Site specific Flood Risk Assessments where they are suitable for this purpose.	Have initiated the process of identifying potential housings sites that are within Zones 2 and 3. Site specific Flood Risk Assessments will be required for planning applications at these locations.
Other mapping / source of flooding information not stated	Surface Water Flood Risk mapping – as provided by the EA.

<sup>1</sup> 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, and where applicable, site specific sequential testing.

Table 7

<b>Name and location of the reasonably available sites</b>	<b>Flood Zone:</b> Zone 1: Lower Zone 2: Lower Zone 3: Same	<b>Approx Capacity<sup>2</sup> of site</b>	<b>Constraints to delivery<sup>3</sup></b>
Arena Estate, Green Lanes N4	Zone 1	2.21	
<del>Bounds Green Campus, Middlesex Uni, Bounds Green Road, N11</del>	<del>Zone 1</del>		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	Application pending.
Part of Lymington Ave, N22	Zone 1	0.35	Part of Wood Green TC brief
<del>725-733 Lordship Lane, N22</del>	<del>Zone 1</del>	-	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, priorities still unconfirmed.
<del>Arena Business Centre, N15</del>	<del>Zone 1</del>		
Tottenham Green Baths/ Clyde Road. Town Hall Approach Road, N15	Zone 1	1.64	Formerly derelict industrial depot and baths.

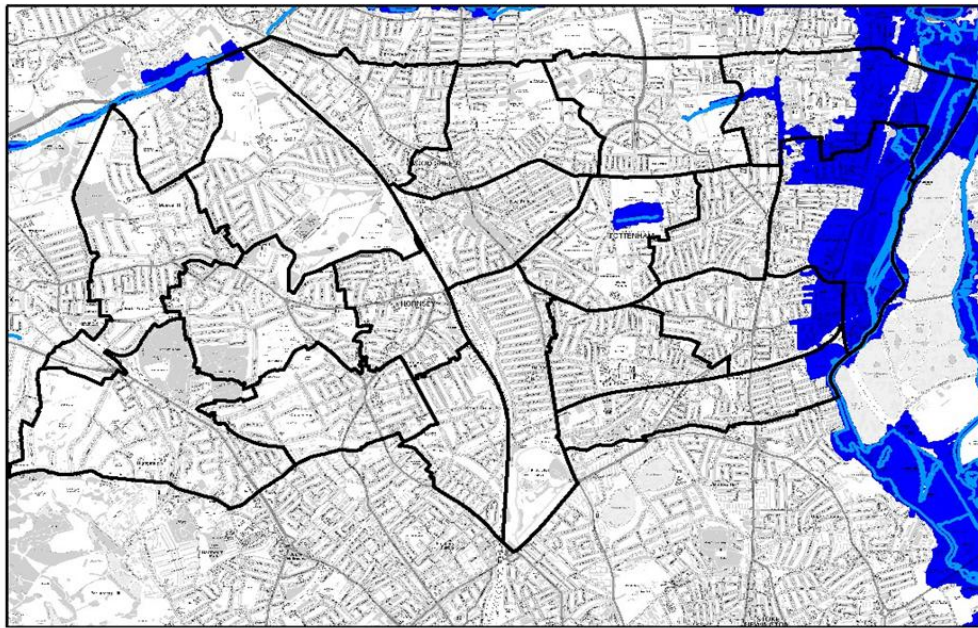
<sup>2</sup> based on LDF density policies and past performance

<sup>3</sup> 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.



<b>Name and location of the reasonably available sites</b>	<b>Flood Zone:</b> Zone 1: Lower Zone 2: Lower Zone 3: Same	<b>Approx Capacity<sup>2</sup> of site</b>	<b>Constraints to delivery<sup>3</sup></b>
Wards Corner & Apex House, N15	Zone 1	0.57	
Lordship Lane Health Centre, N17	Zone 1	0.3	
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	
<del>Texaco Garage, Tottenham Lane, N8</del>	<del>Zone 1</del>		Development underway
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	
<del>Roden Court, 113-115 Hornsey Lane, N6</del>	<del>Zone 1</del>		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	
<del>103-149 Cornwall Road &amp; Land adjacent to Falmer Road, N15</del>	<del>Zone 1</del>		Appeal Granted 03/04/07
40 Coleridge Road, N8	Zone 1	0.3	
596-606 High Road, N17	Zone 1	0.37	

<b>Name and location of the reasonably available sites</b>	<b>Flood Zone:</b> Zone 1: Lower Zone 2: Lower Zone 3: Same	<b>Approx Capacity<sup>2</sup> of site</b>	<b>Constraints to delivery<sup>3</sup></b>
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	
<del>Lynx Depot, Coppettes Road, N10</del>	<del>Zone 1</del>		Housing being built on site
1-3 Herbert Road, N15	Zone 1	0.2	
Land adjacent to railway line White Hart Lane, N17	Zone 1	1.38	Under-utilised industrial land
White Hart Lane Stadium, High Road, N17	Zone 1	5.5	
Saltram Close Housing Estate, N15	Zone 1	0.76	
<del>Former Friern Barnet Sewerage Works, Pinkham Way, N10</del>	<del>Zone 2</del>	<del>6.2</del>	Site not designated for Housing or Mixed use. Employment use only.
<i>Stamford Road, N15</i>	<i>Zone 2</i>	<i>0.49</i>	
<i>Greater Ashley Road, Ashley Road</i>	<i>Zone 2</i>	<i>9.8</i>	
<i>Welborne</i>	<i>Zone 2</i>	<i>0.33</i>	
<i>686-702 High Road, N17</i>	<i>Zone 2</i>	<i>0.28</i>	
<i>Hale Wharf (Tottenham Hale Opportunity Area)</i>	<i>Zone 3</i>	<i>1.67</i>	
<del>The Narrow Boat &amp; 146-152 Reedham Close, N6</del>	<del>Zone 3</del>		Sequential test already carried out and application granted

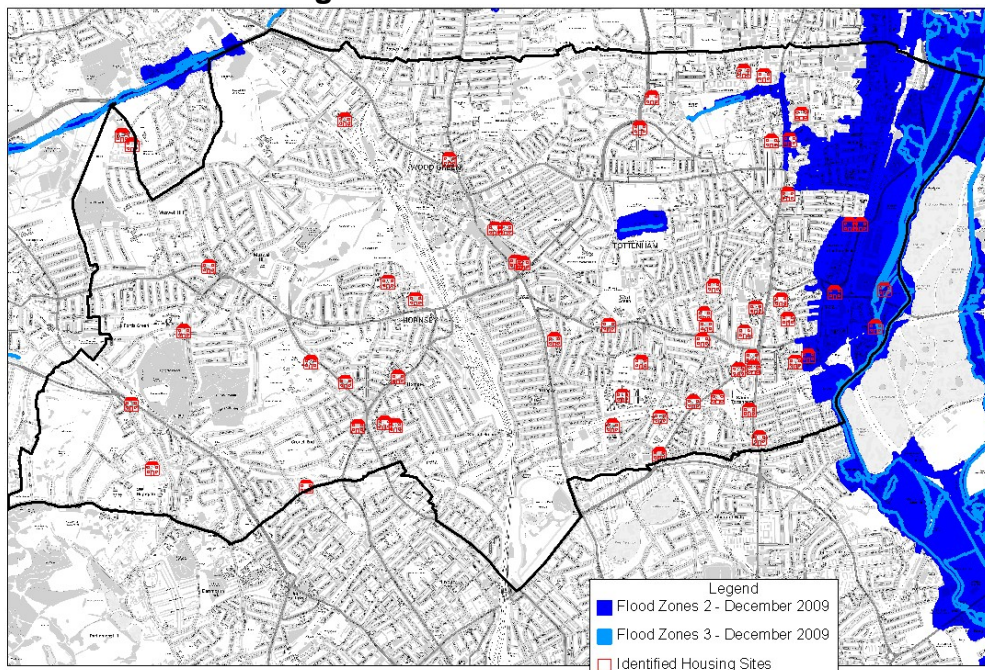
### Current Map of Identified Flood Zones (Source Environment Agency, 2010)



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Flood Zone 2   
Flood Zone 3 

### Map of Identified Housing Sites and Current Flood Zones







Welborne , Zone 2.



Stamford Road, N15, Zone 2.



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