

# SEQUENTIAL TEST AND EXCEPTIONS TEST REPORT

## Enfield Local Plan

December 2024

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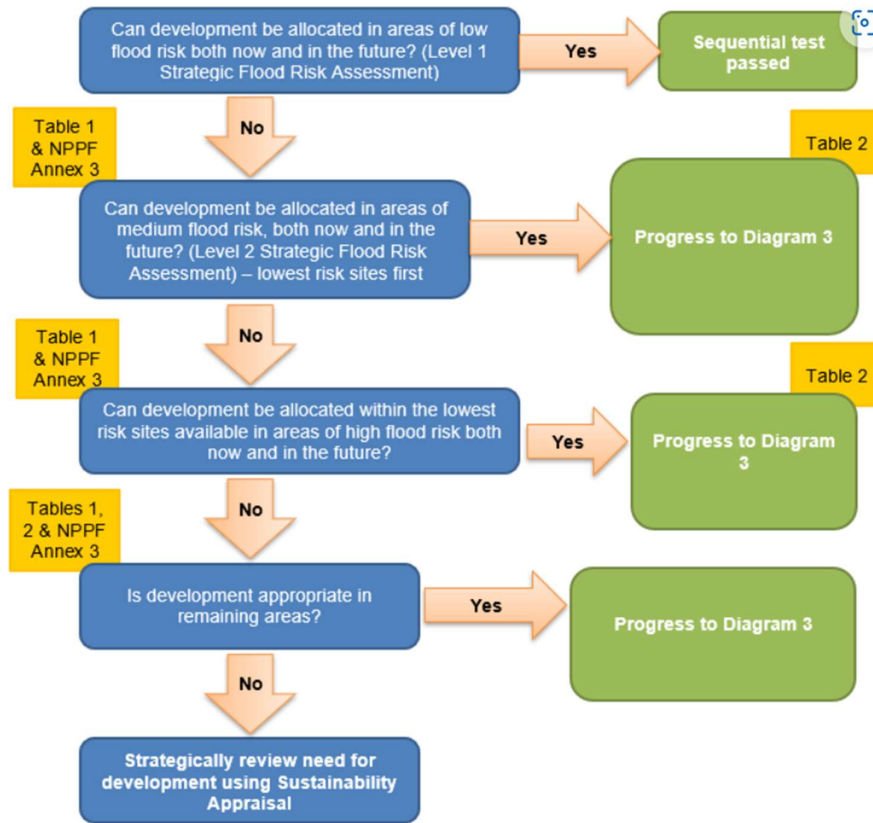
## Introduction

- 1.1.** The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG) require Local Authorities to use the flood risk ‘Sequential Test’ in the planning system. The Sequential Test is designed to steer development to areas at low risk from flooding, in preference to areas at higher risk, and should be applied to all prospective development areas and sites. As part of the evidence base for the Local Plan, the Council is required to apply the Sequential Test and Exceptions Test, where appropriate.
- 1.2.** This paper extracts the Sequential Test and Exception Test Information from the Council’s Strategic Flood Risk Assessment (SFRA) Level 2 to provide further explanatory information on this issue.

## The Council’s Approach to Flooding for the Local Plan

- 1.3.** An initial sift of absolute constraints for all sites was applied through the Council’s Housing and Economic Land Availability Assessment (HELAA) classified each site in terms of their defined flood zones (as defined by the Environment Agency). Where a site was covered by Flood Zone 3a/b it was discounted at this early stage. The HELAA identified other planning constraints, but it did not consider the Council’s emerging Spatial Strategy, the housing or employment needs, brownfield land register or the potential for regeneration.
- 1.4.** Therefore, flood risk constraints were considered alongside many other planning issues – including the Council’s Spatial Strategy- when identifying suitable areas for development through the Site Selection Methodology.
- 1.5.** All sites considered for development at this stage, including any reasonable alternatives, were then assessed through the Council’s Sustainability Appraisal (SA). This included all relevant planning issues/policies, constraints and opportunities. The SA also considered any available evidence to support the Local Plan such as the Strategic Flood Risk Assessments.
- 1.6.** Where proposed sites are partly or fully within an identified flood zone, the Council undertook a more detailed Strategic Flood Risk Assessment (Level 2) which detailed the scope for development and the mitigation required to reduce the impact from flooding. The Council’s Site Selection Methodology Paper provide justified reasons as to why each site has or has not been identified for allocation in the Local Plan.
- 1.7.** This evidence helped inform the proposed site-specific policies and this Sequential Test Report. The Council has applied this method to each site contained within the Local Plan and those seen as reasonable alternatives to ensure that the sites are suitable for the preferred uses which have been identified.

1.8. The Sequential Test is applied during preparation of a Local Plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1. The methodology used in this report conforms to the approach in the NPPF and NPPG Flood Risk and Coastal Change, as set out in Diagram 2 of the NPPG, which is reproduced below as Figure 1.



1.9. Local circumstances must be used to define the area of application of the Sequential Test (within which it is appropriate to identify reasonably available alternatives). The criteria used to determine the appropriate search area relate to the catchment area for the type of development being proposed. For some sites this may be clear, in other cases it may be identified by other Local Plan policies. A pragmatic approach should be taken when applying the Sequential Test. London Borough of Enfield Council, with advice from the Environment Agency, are responsible for considering the extent to which Sequential Test considerations have been satisfied and will need to be satisfied that the proposed development would be safe and not lead to increased flood risk elsewhere. The Sequential Test does not need to be applied for individual developments under the following circumstances:

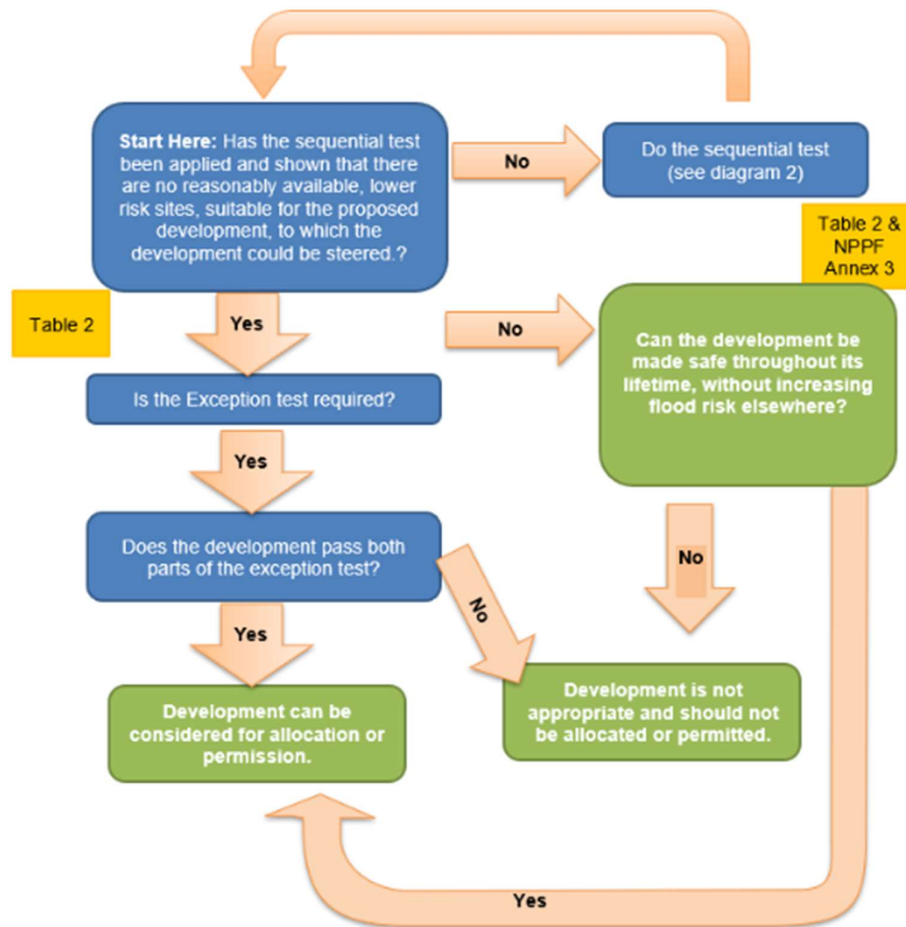
- The site has been identified in development plans through the Sequential Test;

- Applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site);
- It is normally reasonable to presume and state that individual sites that lie in Zone 1 satisfy the requirements of the Sequential Test; however, consideration should be given to risks from all sources, areas with critical drainage problems and critical drainage areas.

1.10. The results of the Sequential Test are identified within Appendix 1.

**1.11.** If, following application of the Sequential Test it is not possible for the development to be in areas with a lower probability of flooding, the Exception Test must then be applied if deemed appropriate. The aim of the Exception Test is to ensure that more vulnerable property types, such as residential development can be implemented safely and are not located in areas where the hazards and consequences of flooding are inappropriate. For the Test to be satisfied, both of the following elements have to be accepted for development to be allocated or permitted.

**1.12.** It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared as described in Figure 2 below:



## Proposed Site Allocations within a Flood Zone

**1.13.** 42 of the proposed site allocations were identified as being partly or entirely within Flood Zone 2 and/or 3. However, in most cases, the flood zones only very partially impact these sites and there is scope to avoid development within these areas or provide onsite mitigation. For those sites that are allocated within the Local Plan, the Council's SFRA details the necessary mitigation required for the site to support the proposed development. Most of the site options are outside of Flood Zones 2 and 3.

**1.14.** It is particularly important to ensure that, where required, appropriate mitigation is designed into the development of sites in high flood risk zones - this could involve using the areas of high flood risk for open space rather than built development or allocating less vulnerable land uses at ground floor level. The residential or mixed-use sites that are proposed to be allocations within the Local Plan and are partly or fully within a flood zone are identified within Table 2.

- 1.15.** These proposed allocations are predicted to have some susceptibility to fluvial, surface or groundwater flooding and these constraints have been explored further through a detailed a Strategic Flood Risk Assessment (Level 2).
- 1.16.** The SFRA has concluded that that no extensive areas of this type of flooding are located within these allocations and that any localised ponding that occurs is calculated to be shallow in depth. Furthermore, the SFRA report advises that these flood risks can be managed through the design and layout of the site and the use of other mitigation measures. Sites identified as being at risk from this localised surface and groundwater flooding have not therefore been included as part of the Sequential Test process.
- 1.17.** Furthermore, where site allocations are located within flood zones and as such are expected to have negative effects on flood risk. However, many of the allocation policies also require development to consider mitigation and be informed by a Flood Risk Assessment.
- 1.18.** In addition, several Local Plan policies seek to reduce flood risk, particularly Policies SE7: Managing Flood Risk, SE8: Protection and Improvement of Watercourses and SE9: Sustainable Drainage Systems, which require that developments are supported by a Flood Risk Assessment and/ or a drainage strategy where necessary. The Local Plan could therefore help to mitigate the potential negative effects of development on flood risk. Overall, a cumulative potential but uncertain minor positive effect is identified in relation to flood risk. This is expected to be permanent and long-term.
- 1.19.** The NPPF provides a land use vulnerability classification criterion. This criterion has been applied to the sites listed in Table 2. The table also identified whether an Exceptions Test is then required for a site. Where it has been identified that an Exceptions Test is not required, the site will not progress any further in this paper.

**Table 1: Land use Classification Criteria**

		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zones	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b	Exception Test Required	✓	✗	✗	✗

✓ = Exception test is not required.

X = Development not permitted.

## The Sequential Test

Following the deselection of sites within Appendix G and H of the Council's HELAA, the list of sites below is those considered within the Sustainability Appraisal as proposed locations for accommodating the proposed growth identified within the Local Plan. These sites have also been assessed through this Sequential Test Report to demonstrate that the sites the Local Plan is proposing are appropriate from a Flooding perspective.

**Table 2: The Sequential Test**

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA1.1		FZ1	Passed	Sequentially preferable
SA1.2		FZ1	Passed	Sequentially preferable.
SA1.3		FZ1	Passed	Sequentially preferable
SA1.4		FZ1	Passed	Sequentially preferable
SA1.5		FZ1	Passed	Sequentially preferable
SA1.6		FZ1	Passed	Sequentially preferable
SA1.7		FZ1	Passed	Sequentially preferable
SA2.1		FZ1	Passed	Sequentially preferable



Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA2.2		FZ1	Passed	Sequentially preferable
SA2.3		FZ1	Passed	Sequentially preferable
SA2.4		FZ1	Passed	Sequentially preferable
SA2.5		FZ1	Passed	Sequentially preferable
SA2.6		FZ1	Passed	Sequentially preferable
SA2.7		FZ1	Passed	Sequentially preferable
SA2.8		FZ1	Passed	Sequentially preferable
SA3.1		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA3.2		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA4.1		FZ1	Passed	Sequentially preferable
SA4.2		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA4.3		FZ1	Passed	Sequentially preferable
SA4.4		FZ1	Passed	Sequentially preferable
SA4.5		FZ1	Passed	Sequentially preferable
SA5.1		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.2		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.3		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.4		FZ3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.5		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.6		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA5.7		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA5.8		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA6.1		FZ1	Passed	Sequentially preferable
SA6.2		FZ1	Passed	Sequentially preferable
SA7.1		FZ1	Passed	Sequentially preferable
SA7.2		FZ1	Passed	Sequentially preferable
SA7.3		FZ1	Passed	Sequentially preferable
SA7.4		FZ1	Passed	Sequentially preferable
SA7.5		FZ1	Passed	Sequentially preferable
SA8.1		FZ1	Passed	Sequentially preferable
SA8.2		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA8.3		FZ1	Passed	Sequentially preferable
SA8.4		FZ1	Passed	Sequentially preferable
SA10.1		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA10.2		FZ1	Passed	Sequentially preferable
SA10.3		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA10.4		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA11.1		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA11.2		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA11.3		FZ1	Passed	Sequentially preferable
SA11.4		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
SA11.5		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
SA11.6		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.01		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.02		FZ1	Passed	Sequentially preferable
URB.03		FZ1	Passed	Sequentially preferable
URB.04		FZ1	Passed	Sequentially preferable
URB.05		FZ1	Passed	Sequentially preferable
URB.06		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.07		FZ1	Passed	Sequentially preferable
URB.08		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
URB.09		FZ1	Passed	Sequentially preferable
URB.10		FZ1	Passed	Sequentially preferable
URB.11		FZ1	Passed	Sequentially preferable
URB.12		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.13		FZ1	Passed	Sequentially preferable
URB.14		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.15		FZ1	Passed	Sequentially preferable
URB.16		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.17		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
URB.18		FZ3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.19		FZ1	Passed	Sequentially preferable
URB.20		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.21		FZ1	Passed	Sequentially preferable
URB.22		FZ1	Passed	Sequentially preferable
URB.23		FZ1	Passed	Sequentially preferable
URB.24		FZ1	Passed	Sequentially preferable
URB.25		FZ1	Passed	Sequentially preferable
URB.26		FZ1	Passed	Sequentially preferable

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
URB.27		FZ1	Passed	
URB.28		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.29		FZ1	Passed	Sequentially preferable
URB.30		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.31		FZ1	Passed	Sequentially preferable
URB.32		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.33		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.34		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
URB.35		FZ1	Passed	Sequentially preferable



Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
URB.36		FZ1	Passed	Sequentially preferable
RUR.01		FZ1	Passed	Sequentially preferable
RUR.02		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
RUR.03		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
RUR.04		FZ1	Passed	Sequentially preferable
RUR.05		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
RUR.06		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.
RUR.07		FZ2/3	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.

Reg 19 SA Ref	Proposed Land Use	Flood Zone	Sequential Test	Reason
RUR.08		FZ2	Passed	All other alternatives have been discounted from further consideration through the HELAA. Site assessed through the SFRA.

**Table 3: List of Proposed Allocations located within a Flood Zone**

Site Ref	Location	FZ2	FZ3a	FZ3b	Proposed Use(s)	Land Use Vulnerability	Exception
SA11.2	Land South of Cattlegate Road	7%	6%	0%	Residential and mixed-use	More Vulnerable	Y
SA.11.1	Land North of Cattlegate Road	5%	3%	0%	Residential and mixed-use	More Vulnerable	Y
SA11.6	Land South West of Theobalds Park Road	3%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA11.5	Land East of Theobalds Park Road	28%	24%	20%	Residential and Mixed-use	More Vulnerable	Y
SA3.2	Chiswick Road Estate (Oswald and Newdales)	1%	1%	0%	Residential	More Vulnerable	Y
SA3.1	Edmonton Green Shopping Centre	1%	0%	0%	The site now has planning approval 20/04187/OUT	More Vulnerable	Y
SA7.1	Gas Holder, Pinkham Way, London, N11 1QJ	1%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
U.18	Land at Ritz Parade	3%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
R.02	Land between Camlet Way and Crescent West, Hadley	14%	13%	0%	Residential and Mixed-use	More Vulnerable	Y

Site Ref	Location	FZ2	FZ3a	FZ3b	Proposed Use(s)	Land Use Vulnerability	Exception
U.01	Land known as Brimsdown Sports Ground, Goldsdown Road, Enfield,	0%	0%	0%	Residential and Sports Centre	More Vulnerable	Y
U.16	188-200 Bowes Road, London	1%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
U.12	241 Green Street	33%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA7.2	Homebase, Station Road, New Southgate	1%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA4.2	Upton Road And Raynham Road (b)	1%	1%	0%	Residential	More Vulnerable	Y
SA7.3	Ladderswood Estate	7%	6%	2%	Residential and Mixed-use	More Vulnerable	Y
U.06	Former Middlesex University Trent Park Bramley Road	1%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA3.3	Fore Street Estate	1%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA8.3	Montagu Ind Estate	80%	0%	0%	Industrial use	Less Vulnerable	N
U.20	Cuckoo Hall Lane Estate	1%	0%	0%	Residential	More Vulnerable	Y
U.14	Kettering Rd Estate, EN3	1%	1%	1%	Residential	More Vulnerable	Y
U.34	5 Picketts Lock Lane	1%	0%	0%	Industrial Use	Less Vulnerable	N
R.03	Land to the north of Mollison Avenue, south of the M25 and east of Freezywater	32%	1%	2%	Industrial Use	Less Vulnerable	N
R.05	Land to North West of Innova Park	12%	0%	0%	Industrial use	Less Vulnerable	N

Site Ref	Location	FZ2	FZ3a	FZ3b	Proposed Use(s)	Land Use Vulnerability	Exception
U.33	6 Morson Road	9%	2%	2%	Industrial use	Less Vulnerable	N
U.29	Land to the south of Millmarsh Lane	5%	1%	1%	Industrial use	Less Vulnerable	N
R.06	Land at Picketts Lock	10%	1%	5%	Sporting and Leisure use		
U.28	Land and buildings to the south east of Stockingswater Lane, Brimsdown	1%	0%	0%	Industrial Use	Less Vulnerable	N
U.32	Claverings, Centre Way, London	87%	0%	0%	Industrial use	Less Vulnerable	N
SA5.7	Ravenside Retail Park	12%	3%	4%	Industrial use	Less Vulnerable	N
U.30	Montagu Ind Estate	62%	39%	0%	Industrial use	Less Vulnerable	N
SA5.2	Meridian Water Phase 2	87%	44%	10%	Residential and Mixed-use	More Vulnerable	Y
SA5.4	Tesco Extra, Meridian Water	0%	0%	1%	Residential and Mixed-use	More Vulnerable	Y
SA5.3	Former IKEA, Meridian Water	20%	1%	1%	Residential and Mixed-use	More Vulnerable	Y
SA5.8	Kenninghall Industrial Estate South, Kenninghall Road, London	98%	89%	0%	Industrial Use	Less Vulnerable	N
SA5.6	Meridian East, Harbert Road	100%	21%	6%	Industrial and Mixed-use	Less Vulnerable	N
SA5.5	Meridian 13 (Tear Drop Site)	0.27%	0%	0%	Residential and Mixed-use	More Vulnerable	Y
SA5.1	Meridian Water Phase 1	57%	2%	1%	Residential and Mixed-use	More Vulnerable	Y
R.08	Sloemans Farm	1%	0%	0%	Burial Use	Water Compatible	N
SA10.1	Land at Chase Park South	9%	5%	4%	Residential and Mixed-use	More Vulnerable	Y
SA10.3	Chase Park North East	8%	3%	3%	Residential and Mixed-use	More Vulnerable	Y

Site Ref	Location	FZ2	FZ3a	FZ3b	Proposed Use(s)	Land Use Vulnerability	Exception to Test
SA10.4	Chase Park North West	11%	10%	2%	Residential and Mixed-use	More Vulnerable	Y
R.07	Whitewebbs Golf Course & Tottenham Hotspur Football Club Training Ground	9%	7%	7%	Sporting and Environmental use	Water Compatible	N

## The Exceptions Test

For the Exception Test to be passed it must be demonstrated that:

- the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- 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.

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
SA11.2	Land South of Cattlegate Road	<p>The development of 200 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>The development will provide a new school.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.		
SA.11.1	Land North of Cattlegate Road	<p>The development of 800 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>The development will provide a new school.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.		
SA11.6	Land South West of Theobalds Park Road	<p>The development of 1000 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>The development will provide a new school.</p> <p>A new Local Centre</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes



Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised</p>		
SA11.5	Land East of Theobalds Park Road	<p>The development of 550 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>The development will provide a new school.</p> <p>Developing closer to the town centre will allow a choice for more sustainable</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised</p>		
SA3.2	Chiswick Road Estate (Oswald and Newdales)	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
SA3.1	Edmonton Green Shopping Centre	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
SA7.1	Gas Holder, Pinkham Way, London, N11 1QJ	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		social deprivation, and improve the competitiveness of the local economy.	exclusion zones should only include water compatible uses.	
U.18	Land at Ritz Parade	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
R.02	Land between Camlet Way and Crescent West, Hadley	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.	identified areas at risk from flooding. The exclusion zones should only include water compatible uses.	
U.01	Land known as Brimsdown Sports Ground, Goldsdown Road, Enfield,	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
U.16	188-200 Bowes Road, London	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>New employment space</p> <p>Developing closer to the town centre will allow a choice for more sustainable</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
U.12	241 Green Street	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>New employment space</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
SA7.2	Homebase, Station Road, New Southgate	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation and improve the competitiveness of the local economy.</p>	<p>more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
SA4.2	Upton Road And Raynham Road (b)	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
SA7.3	Ladderswood Estate	The development of new homes would help meet the Council's housing	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
U.06	Former Middlesex University Trent Park Bramley Road	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p>	Yes



Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		It will assist the town in its wider regeneration objectives, help prevent social deprivation and improve the competitiveness of the local economy.	This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.	
SA3.3	Fore Street Estate	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
U.20	Cuckoo Hall Lane Estate	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>New employment space</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
U.15	Kettering Rd Estate, EN3	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
SA5.2	Meridian Water Phase 2	<p>The development of 2230 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p>	<p>The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>A new Local Centre.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
SA5.4	Tesco Extra, Meridian Water	The development of 820 new homes would help meet the Council's housing	The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or	Yes

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		<p>requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>New shops and retail provision.</p> <p>New employment/office space.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that</p>	<p>more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		sustainable benefits for the community can be realised		
SA5.3	Former IKEA, Meridian Water	<p>The development of 1500 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>A new Local Centre.</p> <p>New employment land/space</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p>	<p>The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised		
SA5.5	Meridian 13 (Tear Drop Site)	<p>The development of new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>It will assist the town in its wider regeneration objectives, help prevent social deprivation, and improve the competitiveness of the local economy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding. Any residential use will likely be from the first floor.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	Yes
SA5.1	Meridian Water Phase 1	<p>The development of 980 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Development will contribute towards the Council's affordable housing target.</p> <p>A new Local Centre.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
SA10.1	Land at Chase Park South	<p>The development of 2130 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Development will contribute towards the Council's affordable housing target.</p> <p>Environmental regeneration.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised.</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
SA10.3	Chase Park North East	<p>The development of 640 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p> <p>A high-quality living environment will be created.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or more vulnerable land uses away from any areas at risk from flooding.</p>	Yes



Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>Development will contribute towards the Council's affordable housing target.</p> <p>Environmental regeneration.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised.</p>	<p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	
SA10.4	Chase Park North West	<p>The development of 890 new homes would help meet the Council's housing requirement as identified within its Spatial Strategy.</p>	<p>Only a small proportion of the site is located within a designated flood zone. The SFRA L2 identifies that an exclusion zone is required to exclude vulnerable or</p>	Yes

Site Ref	Location	The development would provide wider sustainability benefits to the community that outweigh the flood risk	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	Exceptions Test Passed? Y/N
		<p>A high-quality living environment will be created.</p> <p>Development will contribute towards the Council's affordable housing target.</p> <p>Environmental regeneration.</p> <p>Developing closer to the town centre will allow a choice for more sustainable modes of travel i.e. walking and cycling to key services.</p> <p>Multi-functional green infrastructure to be provided as an integral part of the development, partly to cater for flood risk, will be available as public open space for residents.</p> <p>The Council's commitment to master planning the area will ensure that sustainable benefits for the community can be realised.</p>	<p>more vulnerable land uses away from any areas at risk from flooding.</p> <p>This would mean that any development on the site is located outside the identified areas at risk from flooding. The exclusion zones should only include water compatible uses.</p>	