

**Flood Risk Sequential and Exceptions Tests for sites proposed for allocation in the
Hounslow Local Plan 2020-2041**

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1- Introduction

Hounslow is situated on the River Thames, and also contains its confluence with the River Brent, at Brentford. Both rivers create a small risk of fluvial and, in the case of the Thames, tidal flooding. The rivers have been an important driver of historic urban development, with many major sources of brownfield land being in close proximity, or adjacent. However, these areas are also well supported by flood defences which place them typically at a small level of increased risk from flooding. The borough also has significant growth needs, which must be accommodated in a sustainable way and in line with the requirements of the NPPF.

The SACA (2024) indicates that objectively assessed needs are likely to mean that some development is required in medium-to-high risk flood zones. In line with the approach to flood risk in national policy, the following assessment considers whether potential development sites in the flood zones need to and can pass the sequential and, where relevant, the exception tests.

Background

This document demonstrates allocated sites, as identified in the SACA (2024), compliance with the Sequential and where application, the Exception Test. The sites have been allocated to support meeting objectively assessed housing and employment needs so that the borough has the necessary infrastructure needed to support the anticipated level of housing growth set out in the borough's emerging Local Plan and can deliver this housing growth.

The West London SFRA (Level 1) forms the basis for the assessment, alongside the main SACA report and the objectives from the Integrated Impact Assessment (IIA) for the Hounslow Local Plan Review - IIA Report accompanying Regulation 19 consultation (August 2024). It follows guidance set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance on assessing flood risk.

The information in the Level 1 SFRA and the IIA has been used to determine whether a potential development location can pass the Sequential and Exception Test as defined in the NPPF, demonstrating that any infrastructure critical to the delivery of the Local Plan has a reasonable prospect of delivery. This includes any necessary flood risk infrastructure to enable development to remain 'safe' in compliance with NPPF and the accompanying Planning Practice Guidance.

It should be noted that whilst this document sets out whether a site can pass the Exceptions Test in principle, in real terms the Exceptions Test can only be passed at the planning application stage where a suitable site specific flood risk assessment demonstrates that the development will be safe and not increase flood risk elsewhere.

2- Policy Background

National Policy

The definition of 'flood risk' is taken from the NPPG and refers to:

“a combination of the probability and the potential consequences of flooding. Areas at risk of flooding are those at risk of flooding from any source, now or in the future. Sources include rivers and the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. Flood risk also accounts for the interactions between these different sources.”

Paragraph: 001 Reference ID: 7-001-20220825

The Environment Agency (EA) provides mapping of flood risk arising from sea and river sources and is available at <https://flood-map-for-planning.service.gov.uk/>. This mapping does not take into account the presence of flood defences nor does it account for the potential impact of Climate Change, including sea-level rise and extreme weather events.

Flood risk is mapped according to the probability of flooding which is expressed in three different flood zones as shown in Table 1 below:

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having less than 0.1% annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2, 3a and 3b).
Zone 2 (Medium Probability)	Land having between a 1 and 0.1% annual probability of river flooding; or Land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a* (High Probability)	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b* (The Functional Floodplain)	This zone comprises land where water has to flow or be stored in times of flood. (Not separately distinguished from Zone 3a on the Flood Map).

Proposed Allocations within Flood Zones 2 and 3 (a and b) must always address the requirements of the Sequential Test in line with the approach set out by government policy as elaborated in this paper.

Paragraph 24 of the National Planning Practice Guidance (NPPG) on Flood Risk and Coastal Change explains that the Sequential Test ensures that a sequential, risk based approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment (SFRA) Level 1 for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

Table 2 categorises different types of uses & development according to their vulnerability to flood risk. Table 3 maps these vulnerability classes against the flood zones set out in Table 1 to indicate where development is ‘appropriate’ and where it should not be permitted. These Flood Zones refer

to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available from the Environment Agency.

Table 2 Flood Risk Vulnerability Categorisation
<p>Essential Infrastructure</p> <ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
<p>Highly Vulnerable</p> <ul style="list-style-type: none"> • Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
<p>More Vulnerable</p> <ul style="list-style-type: none"> • Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill* and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. <p>* * " Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.</p>
<p>Less Vulnerable</p> <ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
<p>Water-Compatible Development</p> <ul style="list-style-type: none"> • Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations.

- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Source: NPPG Paragraph: 066 Reference ID: 7-066-20140306

Table 3

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

3- The Sequential Test

The NPPF, specifically paragraphs 165-175 and Planning Practice Guidance (PPG) give guidance to Local Authorities on how the plan making process should take into account flood risk and coastal change.

Paragraph 167 of the NPPF states that *“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.”* Whilst Paragraph 168 states: *“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.”* This rhetoric is furthered in the PPG, which requires inappropriate development in areas at risk of flooding (i.e. in flood zones 2 and 3 or land within flood zone 1 which has critical drainage problems) to be avoided by directing development away from areas at highest risk. Where

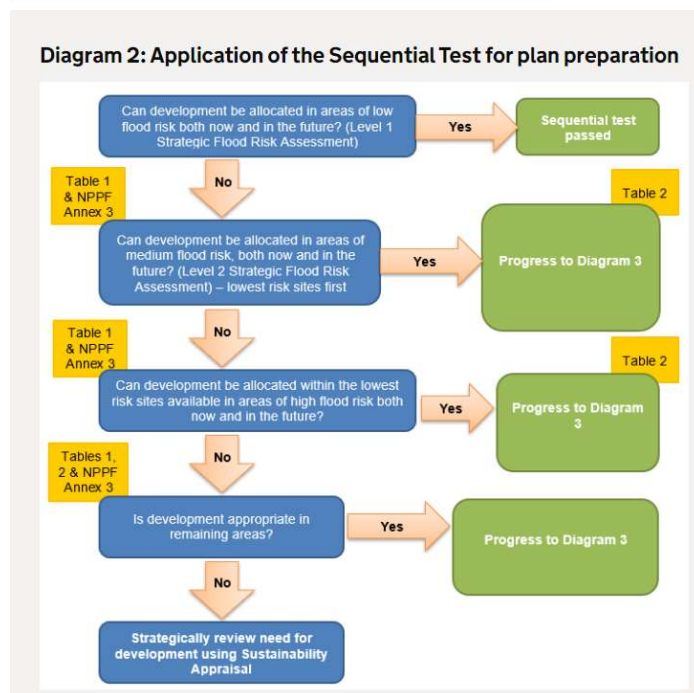
development is necessary, it is required that it is made safe without increasing the risk of flooding elsewhere.

Within Hounslow, the application of the sequential test means allocating vulnerable development, wherever possible, into flood zone 1 (areas with low probability of flooding). This requires that development can be located in flood zone 2 and then flood zone 3 only if there are no reasonably available sites in flood zone 1. Within each flood zone, new development should also be directed to sites at the lowest probability of flooding from all sources.

A local planning authority allocating land for development must demonstrate that it has considered the range of possible options in conjunction with the flood zone information from the SFRA and vulnerability of development and has applied the sequential test, and where necessary the exception test, in the site allocation process.

It should also be demonstrated, through the sequential test, that reasonably available alternative sites have been tested for each site allocation within the Local Plan. A list of those sites considered to be 'Reasonably available' can be seen in the SACA (2024). The process of applying the Sequential Test in the preparation of a Local Plan is illustrated in figure 3, below.

Figure 3: Flood Risk Assessment Steps



Where it is considered that other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk. Government guidance does not intend to prevent all development on sites liable to flooding, accepting that some form of development may have to take place there. The focus is instead on minimising risks to people and property. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The application of the Sequential Test to proposed allocated sites in the London Borough of Hounslow can be seen in Appendix 4.

4- The Exception Test

Paragraph 169 of the NPPF states that *“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied”* with Paragraph 170 stating that *“The application of the exception test should be informed by a strategic or site-specific flood risk assessment”*

The test has two parts, both of which need to be satisfied for development to be allocated. The NPPF states, at Paragraph 170 that to pass the Exception Test it should be demonstrated that: :

- “a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) 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.”*

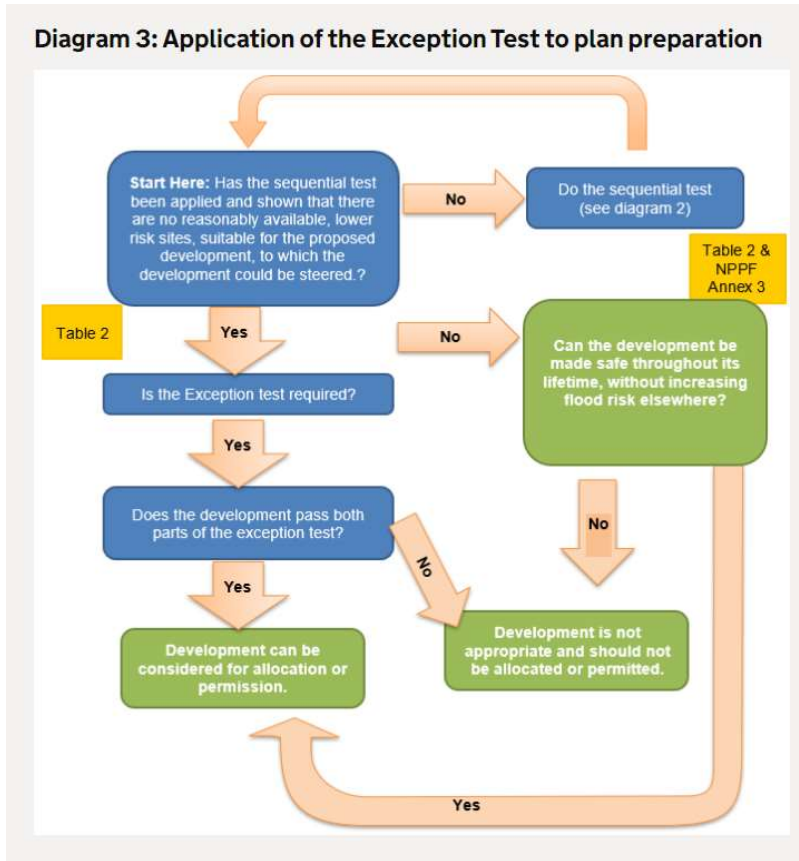
To satisfy part one of the test, local planning authorities will need to consider what criteria they will use in this assessment, having regard to the objectives of their Local Plan’s Sustainability Appraisal IIA framework, and provide advice which will enable applicants to provide the evidence to demonstrate this part of the Exception Test is passed.

If a planning application fails to score positively against the aims and objectives of the Local Plan IIA or Local Plan policies, or other measures of sustainability, the local planning authority should consider whether the use of planning conditions and/or planning obligations could make it do so. Where this is not possible, the Exception Test has not been satisfied and planning permission should be refused.

To satisfy part 2 (and detailed in Diagram 3, below) of the test, the developer must provide evidence to show that the proposed development would be safe and that any residual flood risk can be overcome to the satisfaction of the local planning authority, taking account of any advice from the Environment Agency. The developer’s site-specific flood risk assessment should demonstrate that the site will be safe and that people will not be exposed to hazardous flooding from any source. The following should be covered by the flood risk assessment:

- the design of any flood defence infrastructure;
- access and egress;
- operation and maintenance;
- design of development to manage and reduce flood risk wherever possible;
- resident awareness;
- flood warning and evacuation procedures: and
- any funding arrangements necessary for implementing the measures.

Diagram 3: Application of the Exception Test to plan preparation



Satisfying the Exception Test involves consideration of the reasons behind the selection of the site for development (from the sustainability appraisal), as well as consideration in planning and design, such that the site will remain safe and operational in the event of flooding. This may involve demonstrating that:

- A sequential approach is taken to development site layout, such that within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- Buildings are designed to be appropriately flood resilient and resistant, with essential services remaining functional in the event of flooding, and quick recovery following a flood;
- there is a safe means of access and egress during a flood event;
- Emergency evacuation procedures are developed, to be utilised following receipt of a flood warning;
- Priority is given to the use of sustainable drainage systems

Hounslow is a heavily built up urban area, with a small proportion of the borough located within Flood Zone 3a of the River Thames; therefore on a small number of sites the requirements of the Exception Test are needed to be satisfied for 'more vulnerable' e.g. residential, development in this area.

In order to provide a background for the assessment of part 1 of the exceptions test, the proposed allocated sites were assessed against the Objectives of the Integrated Impact Assessment (IIA) for the Hounslow Local Plan Review - IIA Report accompanying Regulation 19 consultation (August 2024). A copy of these Objectives can be found in Appendix 5.

In regards to the application of the Exceptions Test, the West London SFRA Level 2 Screening Assessment recommended individual SFRA Level 2 Site Assessments were carried out for 18 sites, as per the SFRA Level 2 Methodology. This methodology states that:

“Sites were selected from a total of 96 sites proposed for development in Hounslow’s draft Local Plan. A high-level screening assessment was undertaken on these sites to determine whether a Site Assessment was required (Appendix A). The criteria used to determine whether a Site Assessment was required is as follows:

“A Site Assessment is recommended where the Sequential Test is required and the extent of Flood Zone 3a (fluvial), Flood Zone 3b (fluvial) and / or Flood Zone 3a (surface water) extent exceeds 5% of the site, or where the extent of Flood Zone 3a (fluvial), and Flood Zone 3b (fluvial) is below 5% but the Main River 1% AEP +35% climate change scenario extent exceeds 5%.”

5% has been chosen as a reasonable minimum percentage to assess the sites that are at risk of fluvial or surface water flooding. This was deemed to represent both a precautionary and proportionate threshold, and whilst each site needs to be considered individually and on its own merits, employing a threshold as low as 5% should mean that there is sufficient space within the site to design the layout to avoid the need to locate the most vulnerable aspects of the development within the Flood Zone extents.”

These individual site assessments informed the exceptions test for the 18 sites. However, a further 25 sites also had some very limited extents of high risk flood areas within their site boundary. Because these extents were less than 5%, and in many cases as low as 1%, it was determined that an individual site assessment was not required as per the SFRA Methodology, as outlined above. As such, the Exception Tests for these 25 sites includes higher level assessments as it is considered that the risk of flooding and nominal extent of any flooding constraints at these sites is extremely minimal and can be suitably mitigated against.

The application of the Exception Test can be seen in Appendix 3 and Appendix 4.

Appendix 1: Application of the Sequential Test – Sites in Flood Zone 1

SACA ID	Name	Proposed Use	Site Area (ha)	FZ2 (% of site area)	FZ3a (Fluvial & Tidal - % of site area)	FZ3b (Fluvial & Tidal - % of site area)	Main River 35% CC (% of site area)	FZ3a (Surface Water - % of site area)	Surface Water Flood Risk Increase due to Climate Change (not currently in 1 in 30yr RoFSW, but in 1 in 100yr RoFSW)	Sequential Test Required?	Exception Test Required?	Comments
4	Classic Cars, 125 Harlequin Avenue	Industrial	0.3	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
9	Syon Lane Industrial Estate	Industrial	1.6	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
10	931 Great West Road	Industrial	0.3	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
11	Homebase Syon Lane	Residential and Retail	1.8	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

13	Harlequin Avenue Sub station	Residential and Industrial	0.1	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
14	Phillips & Wood, 2 Harlequin Avenue	Industrial	0.1	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
18	Great West House	Residential, Retail and Business	1.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
19	Mille Building	Retail and Business	0.7	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
21	Enterprise, Boston Park Road	Industrial	0.2	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
22	1020 Great West Road	Industrial	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
25	Land at Layton Road	Residential and Health / Community	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

28	27 Great West Road	Residential, Retail and Business	1.6	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
29	EMC Tower	Residential and Business	1.5	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
30	Vantage West	Residential	0.8	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
33	Esso Filling Station Chiswick Roundabout	Residential and Business	0.2	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
34	Former Natwest Bank Site, Chiswick	Residential, Retail and Business	0.3	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
35	B&Q Chiswick	Residential, Retail, Business, Hotel, and Assembly Leisure	1.8	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

36	110 Power Road	Industrial	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
52	Lidl Feltham	Residential and Retail	0.7	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
62	Manor Park, Feltham	Residential and Retail	0.6	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
69	Land at 2 High Street Feltham	Residential and Retail	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
72	St. Catherine's House and Car Park	Residential, Retail and Health / Community	0.2	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
73	Land at Nene Gardens	Residential	0.3	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
75	Land to the rear of HCC Sports and Social Club	Residential	0.5	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

76	Lampton House	Residential	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
81	80-82 Staines Road	Residential	0.5	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
83	Vacant Land Clarence Terrace	Residential, Retail and Business	0.3	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
85	Builders Yard, 379-389 Staines Road	Residential and Industrial	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
88	Land at Bridge Road Depot	Residential	0.32	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
92	Upstage	Residential and Business	0.6	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
93	Land at Kingsley Road	Residential and Health / Community	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
98	Osterley Station Car Park	Residential	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

100	Osterley Park Hotel	Residential	0.4	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
101	Brentford Group Practice	Residential and Health / Community	0.5	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
102	Victory Business Centre	Industrial	2.1	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
111	Brentford Police Station (2015 - 15)	Residential and Assembly / Leisure	0.27	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
113	69 to 77 Boston Manor Road	Residential	0.45	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.
115	Vacant site, Hanworth Road, Hanworth Road, TW3 3UA	Residential	1.1	0%	0%	0%	0%	0%	NO	NO	NO	100% of Site in FZ1 therefore Sequential Test not required.

Conclusion: The sites in Table above fall entirely within Flood Zone 1 and can be allocated for all uses within the sites without the need to consider alternatives from a flood risk point of view.

Appendix 2

Exception Test Requirement

Borough ID	Name	Proposed Use	Site Area (ha)	FZ2 (% of site area)	FZ3a (Fluvial & Tidal - % of site area)	FZ3b (Fluvial & Tidal - % of site area)	Main River 35% CC (% of site area)	FZ3a (Surface Water - % of site area)	1 in 30yr RoFSW Extent (% of site area)	Surface Water Flood Risk Increase due to Climate Change (not currently in 1 in 30yr RoFSW, but in 1 in 100yr RoFSW)	Sequential Test Required?	Sequential Test Details	Are there any alternative sites in FZ2?	Does screening assessment recommend Exception Test?	Is less than 5% of site in FZ3a or 3b.	Exception Test details
1	Sky Campus Brentford	Business	14	0%	0%	0%	0%	5%	2%	NO	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is less vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
2	Tesco Osterley	Residential and Retail	4.6	0%	0%	0%	0%	6%	2%	NO	YES	More than 5% of the site is in FZ3a for Surface Water	No reasonably available alternative sites (other than windfall sites) that	YES	No	Exception Test carried out, see Exception Test Table for details.

												more vulnerable	criteria are available.			
6	BSS Brentford	Residential, Retail and Industrial	0.75	0%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details.
7	Profile West Brentford Car Park	Residential and Industrial	0.6	48%	34%	34%	39%	1%	0%	YES	YES	More than 5% of the site is situated on land that is in Flood Zone 2, 3a and 3b for fluvial flooding. Less than 5% of the site is in FZ3a for Surface Water Flooding. The	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details.

23	Texaco Filling Station, Great West Road, Brentford	Industrial	0.2	0%	0%	0%	0%	0%	0%	0%	YES	YES	Part of site is at risk of Surface Water flooding and use of site less vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
26	Phoenix Business Park	Residential and Industrial	1.6	0%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details	
27	Kew Bridge Distribution Centre	Residential and Retail	1.89	0%	0%	0%	0%	3%	1%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details	

32	Brentford Fountains Leisure Centre	Residential, Retail and Assembly / Leisure	0.9	0%	0%	0%	0%	5%	2%	NO	YES	5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
37	Gunnersbury Station Car Park	Residential, Retail, Business and Assembly / Leisure	1.1	41%	0%	0%	0%	10%	4%	NO	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
43	Heathrow International Trading Estate	Industrial	5.4	19%	1%	0%	1%	0%	0%	NO	YES	Minor part of the site in FZ 3a	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.

44	Central Park Trading Estate	Industrial	4.1	63%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
45	Land at Green Lane	Industrial	3.1	7%	0%	0%	0%	1%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
46	Ron Smith Recycling, Green Lane	Industrial	2.5	0%	0%	0%	1%	3%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.

48	Vacant Land at Dick Turpin Way	Industrial	3.79	0%	0%	0%	0%	0%	0%	YES	YES	Part of site is at risk of Surface Water risk and use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
49	Site at Faggs Road	Industrial	1.79	19%	0%	0%	0%	3%	1%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.
50	Tesco Dukes Green Avenue	Residential and Retail	2.8	0%	0%	0%	0%	2%	1%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details

51	Network House Feltham	Residential	1.5	0%	0%	0%	0%	12%	2%	NO	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
55	Scout Hut Bedfont Lane	Residential and Health / Community	0.12	0%	0%	0%	0%	8%	0%	YES	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
57	Land at Hatton Fields	Industrial	55.3	0%	0%	0%	0%	1%	0%	NO	YES	Less than 5% of site is in FZ3a for Surface Water risk and use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not needed on the site because the proposed use is Less Vulnerable.

59	Tesco Feltham	Residential and Retail	1.7	0%	0%	0%	0%	6%	2%	NO	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
61	Council Depot, Ashmead Road	Residential	0.7	0%	0%	0%	0%	7%	4%	NO	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
63	80-86 High Street Feltham	Residential and Retail	0.4	0%	0%	0%	0%	5%	4%	NO	YES	5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details

64	MOD Feltham	Residential, Business and Health / Community	14.1	0%	0%	0%	0%	4%	1%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
65	Leisure West	Residential, Retail, Business and Assembly / Leisure	4.5	0%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
67	UPS House	Residential and Industrial	1.2	0%	0%	0%	0%	4%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details

70	Royal Naval Association Club	Residential	0.3	0%	0%	0%	0%	0%	0%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
74	Hounslow West Station	Residential and Bus Garage	1.4	0%	0%	0%	0%	2%	0%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
77	Land South of Western International Market	Industrial	14.4	0%	0%	0%	0%	5%	1%	0%	NO	YES	5% of site in FZ3a for Surface Water risk and use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	No	Exception Test not needed on the site because the proposed use is Less Vulnerable.

80	34 Staines Road	Residential and Retail	0.5	0%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
82	206-210 Hanworth Road	Residential	0.48	0%	0%	0%	0%	4%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details
84	Hounslow Cavalry Barracks	Residential, Retail, Business, Hotel, Health / Community and Assembly / Leisure	14.8	0%	0%	0%	0%	1%	0%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details

87	Euro House, Hounslow	Residential and Retail	0.57	0%	0%	0%	0%	34%	0%	YES	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
89	Land at James Street	Residential	0.5	0%	0%	0%	0%	9%	0%	YES	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
90	Inwood Business Park	Residential and Industrial	0.8	0%	0%	0%	0%	3%	2%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details

													vulnerabl e			
91	Hounslow Bus Garage	Residential and Bus Garage	1.1	0%	0%	0%	0%	2%	0%	YES	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerabl e	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
95	Tesco Mogden Lane	Residential and Retail	2.7	6%	0%	0%	3%	1%	1%	NO	YES	Less than 5% of the site is in FZ3a for Surface Water risk and proposed use of site is more vulnerabl e	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
96	Europa House	Residential and Business	0.3	100%	0%	0%	0%	11%	0%	YES	YES	More than 5% of the site is in FZ3a for Surface Water risk and proposed use of	No reasonably available alternative sites (other than windfall sites) that meet the site selection	YES	Yes	Exception Test carried out, see Exception Test Table for details

												site is more vulnerable	criteria are available.		
97	30 Rugby Road	Residential and Industrial	1	98%	2%	6%	89%	11%	0%	NO	YES	More than 5% of the site is located in FZ3a for surface water and over 5% of the site is main river 35%. More than 5% of the site is also in FZ3b for fluvial flooding. The proposed use of the site is more vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes Exception Test carried out, see Exception Test Table for details
99	Feltham Coachworks	Residential and Industrial	0.4	0%	0%	0%	0%	2%	0%	NO	YES	Less than 5% of the site in FZ3a for Surface Water	No reasonably available alternative sites (other than windfall	YES	Yes Exception Test carried out, see Exception Test Table for details

													risk and use of site is more vulnerable	sites) that meet the site selection criteria are available.		
103	West Middlesex Hospital	Residential, Retail, Business and Health / Community	7.6	20%	0%	0%	0%	3%	1%	NO	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
105	Chiswick Telephone Exchange	Residential and Business	0.2	100%	0%	0%	0%	0%	0%	NO	YES	All of the site is located in FZ2 and the proposed use of the site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not carried out because proposed site use is more vulnerable and site is in Flood Zone 2.
106	Royal Mail, Chiswick Delivery Office	Residential and Business	0.2	100%	0%	0%	0%	0%	0%	NO	YES	All of the site is located in FZ2 and the proposed use of the site is More	No reasonably available alternative sites (other than windfall sites) that meet the site	NO	Yes	Exception Test not carried out because proposed site use is more vulnerable and site is in

												vulnerable.	selection criteria are available.			Flood Zone 2
107	Sainsbury's Chiswick	Residential and Retail	1.8	99%	0%	0%	0%	0%	0%	NO	YES	Almost all of the site is located in FZ2 and the proposed use of the site is more vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not carried out because proposed site use is more vulnerable and site is in Flood Zone 2
110	Albany Riverside (2015 - 11)	Residential	0.63	48%	0%	0%	0%	0%	0%	NO	YES	48% of site is in Flood Zone 2 and the proposed use of the site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
114	Royal Mail Delivery Office	Residential	0.59	0%	0%	0%	0%	3%	1%	NO	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is	No reasonably available alternative sites (other than windfall sites) that meet the site	YES	Yes	Exception Test carried out, see Exception Test Table for details

												more vulnerable	selection criteria are available.			
116	1 Burlington Lane	Residential, Business and Industrial	0.44	17%	0%	0%	0%	1%	0%	YES	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
117	The Treaty Centre	Residential, Retail, Business and Health / Community	2.78	0%	0%	0%	0%	0%	0%	YES	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details

118	GSK	Flexible mixed use allocation for employment use with enabling residential development	5.42	4%	3%	3%	3%	1%	0%	NO	YES	Less than 5% of the site in FZ3a for Surface Water risk, 3a and 3b Fluvial Flooding and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
119	Convent Way Estate	Residential, Retail and Health / Community	7.75	0%	0%	0%	0%	3%	1%	NO	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	Yes	Exception Test carried out, see Exception Test Table for details
120	Land North of Church Road	Travellers Pitches	1.61	0%	0%	0%	0%	2%	1%	NO	YES	Less than 5% of the site in FZ3a for Surface Water risk and use of site is less vulnerable.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	NO	Yes	Exception Test not carried out.

121	Land South of Bedfont Road	Showpeople Plots	0.8	0%	0%	0%	0%	7%	4%	NO	YES	More than 5% of the site in FZ3a for Surface Water risk and use of site is highly vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	Yes	No	Exception Test carried out, see Exception Test Table for details
122	Rectory Farm	Minerals extraction and restored parkland	42.69	0%	0%	0%	0%	17%	5%	NO	YES	More than 5% of the site in FZ3a for Surface Water risk and use of site is less vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	Yes	No	Exception Test carried out, see Exception Test Table for details
123	1-83 High Street	Residential and Retail	0.77	0%	0%	0%	0%	13%	0%	YES	YES	More than 5% of the site in FZ3a for Surface Water risk and use of site is more vulnerable	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available.	YES	No	Exception Test carried out, see Exception Test Table for details

Conclusion: The Assessment indicates that all sites pass the sequential test on the basis of there being no reasonably available alternative sites to accommodate growth. A total of 43 sites require the application of the exceptions test, which can be seen in Appendix 3 and 4.

Appendix 3

Sites where Flood Zone 3a (fluvial), Flood Zone 3b (fluvial) and / or Flood Zone 3a (surface water) extent exceeds 5% of the site, or where the extent of Flood Zone 3a (fluvial), and Flood Zone 3b (fluvial) is below 5% but the Main River 1% AEP +35% climate change scenario extent exceeds 5% and where exception test was recommended as part of Screening Assessment

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
2	Tesco Osterley	Syon Lane, TW7 5NZ	Residential and Retail	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ul style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough. 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 7. Enhance green and blue infrastructure networks across the borough. 8. Reduce the contribution to climate change made by activities in Hounslow. 11. Improve the health and wellbeing of the population. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test at application stage subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes the intensification of uses on the site to provide mixed use development comprising homes, local retail and community uses, and new public realm and open space. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>The design of new development will provide a new clean air route and open space, supporting high quality urban design and improving fair and equal access recreation for the borough's residents. In accordance with the spatial vision, the allocation seeks to deliver intensification and the mixing of uses on site, utilising placemaking to enhance activity and create new streets, providing a high-density</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>site with a mix of uses, contributing to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the central and eastern areas surrounding the existing building. • Part of Macfarlane Lane to the north of the site is also predicted to be at risk from surface water flooding. • Climate change is predicted to increase the minimum depth, and maximum depth and velocity of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, as outlined in SFRA L2 Report.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13.</p> <ul style="list-style-type: none"> • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from central and eastern areas of the site. • Safe egress routes should be directed towards the south of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Will development require a flood risk permit/watercourse consent?</u> No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse.</p> <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 6.21% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Fluvial / Tidal</u></p> <p>N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Safe access and egress routes should be directed to the south of the site towards Syon Lane where there is a lower risk of flooding. • Development should be directed away from the central areas surrounding the existing building and some north-eastern areas of the site where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
7	Profile West Brentford Car Park	950 Great West Road, TW8 9ES	Residential and Industrial	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The site will provide significant sustainability benefits by providing new industrial floorspace which supports meeting the need for additional industrial floorspace in the great west corridor, in order to maintain and enhance the</p>	<p>specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London.</p> <p>The allocation proposes the introduction of industrial uses onto the site with supporting residential development. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>The design of new development, in accordance with the spatial vision and employment policies, seeks to deliver industrial intensification, providing a high-density site with a mix of uses, contributing to regeneration and supporting the delivery of increased use of sustainable transport modes, being close to the proposed Golden Mile station and bus routes along the Great West Road.</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Brent, which flows around the northern and western edges of the site in a easterly direction. • The predicted flood risk extent for the climate change scenario for the River Brent covers most of the site area other than the southern and south-eastern section of the site. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Climate change is predicted to increase the flood depth, hazard and velocity in both the defended and undefended scenarios. • The site will be partially flooded from the onset and will remain flooded for in excess of 18.5 hours. • The site is at low to medium risk of surface water flooding in the western area of the site. • Part of Transport Avenue is at risk from surface water flooding. • Climate change is predicted to increase the maximum hazard and depth of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, as outlined in SFRA L2 Report.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <p>Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13 Further mitigation requirements are also outlined in Section 4.3 of SFRA Level 2 Report.</p> <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site is currently a brownfield site with hardstanding areas only. This offers an opportunity to improve flood attenuation through the new development.</p> <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> - Direct development away from western areas of the site. - Safe egress routes should be directed towards the south-eastern areas of the site where there is a lower risk of flooding. - By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. - By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> - Yes. The site is located within 8m of a Main River so a Flood Risk Activity Permit is required. - No. The site not located within 5m of an Ordinary Watercourse <p><u>Can the site pass the Exception Test?</u></p> <p>Yes. The Exception Test is required for this site as 34.39% of the site area in Flood Zone 3a (fluvial) and 0.66% of the site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented.</p> <p><u>Fluvial / Tidal</u></p> <p>Site access and egress routes should be directed to the south-east of the site towards Transport Avenue where is a lower risk of fluvial flooding.</p> <ul style="list-style-type: none"> • Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b (the north and northwestern corner of the site). • Self-contained basement dwellings and bedrooms are not permitted in FZ3a (the majority of the site). See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations. • A FRA must be submitted as part of a planning application. • Include appropriate flood resistance or resilience measures to address predicted flood depths. • See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • Develop a Flood Emergency and Evacuation Plan for the site. • Site users should be signed up to the EA's Flood Warning Service. <p><u>Surface Water + Sewers</u></p> <p>Site access and egress routes should be directed towards the part of Transport Avenue where there is a lowest risk of flooding.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Development should be directed away from the western part of the site where there is a risk of surface water flooding. • See also SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. 	
16	Bretnside Park	Great West Road, TW9 9DS	Residential, Retail and Business	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ol style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough. 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 7. Enhance green and blue infrastructure networks across the borough. 8. Reduce the contribution to climate change made by activities in Hounslow. 11. Improve the health and wellbeing of the population. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The site will provide significant sustainability benefits by providing new business floorspace which supports meeting the need to protect and improve the quality of employment floorspace. In doing so, it provides significant support to meet the spatial vision for the Great West Corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London.</p> <p>The allocation proposes intensification and diversification of existing uses within the site (including the introduction</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>of residential) in order to create a consistent and visible commercial frontage against the Great West Road and form an effective buffer between this and other non-employment uses on the site. The allocation also supports an enhanced Brent river frontage and provision of a bridge linking the development with the other side of the River Brent to adjoining site allocation at Great West Plaza. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>The design of new development will provide a new clean air route and new open space, supporting high quality urban design and improving fair and equal access recreation for the borough's residents. In addition, the design of the site and provision of the clean air route provide significant improvements to air quality and reduced noise pollution for those in the area, and ensure the provision of new homes are not at increased risk from air and noise pollution by locating less sensitive uses against the Great West Road.</p> <p>In accordance with the spatial vision, the allocation seeks to deliver intensification and the mixing of uses on site, utilising placemaking to enhance activity and create new streets, providing a high-density site with a mix of uses, contributing to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Brent, which flows around the northern and eastern edges of the site in a south-easterly direction. • The predicted flood risk extent for the climate change scenario for the River Brent covers the north-easterly edges of the site. • Climate change is predicted to increase the maximum flood depth, velocity, hazard and duration of flood in both the defended and undefended scenarios. • A small area on the northern edge of the site will remain flooded for in excess of 14.5 hours, depending on the storm event. • The site is at risk of surface water flooding, particularly along the southern boundary where it is at high risk • Parts of Great West Road are predicted to be at risk from surface water flooding. • Climate change is predicted to increase the maximum depth and maximum velocity of surface water flooding. <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, as outlined in SFRA Level 2 Report.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use changing however the vulnerability classification has not. The site remain as 'More Vulnerable' due it proposed residential use. • The site is covered partially by impermeable areas, but there are green spaces along the northern and eastern edges of the site. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from southern boundary areas of the site. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Safe egress routes should be directed towards the north of the site onto the Great West Road where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • Yes. The site is located within 8m of a Main River so a Flood Risk Activity Permit may be required. • No. The site not located within 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 0.72% of the site area in Flood Zone 3a (fluvial) and 12.56% of the site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere</u></p> <p><u>Fluvial / Tidal</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Brent, which flows around the northern and eastern edges of the site in a south-easterly direction. • The predicted flood risk extent for the climate change scenario for the River Brent covers the north-easterly edges of the site. • Climate change is predicted to increase the maximum flood depth, velocity, hazard and duration of flood in both the defended and undefended scenarios. • A small area on the northern edge of the site will remain flooded for in excess of 14.5 hours, depending on the storm event. • Safe access and egress routes should be directed to the northwest of the site towards Great West Road where there is the lowest risk of fluvial flooding. • Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b (the north and north-eastern edge of the site). • Self-contained basement dwellings and bedrooms are not permitted in FZ3a. See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations. • A FRA must be submitted as part of a planning application. • Include appropriate flood resistance or resilience measures to address predicted flood depths. • See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • Develop a Flood Emergency and Evacuation Plan for the site. • Site users should be signed up to the EA's Flood Warning Service. <p>Surface Water + Sewers</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Safe access and egress routes should be directed towards the part of Great West Road where there is the lowest risk of flooding. • Development should be directed away from the southern areas surrounding the existing building where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 • The site falls within a postcode area where there are 0 reported flood incidents from sewer flooding. • The site is assumed to be served by separate surface water and foul sewer networks, given their proximity to the site. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • The site is classified as having $\geq 25\%$ $< 50\%$ susceptibility of ground water flooding 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The site is underlain by superficial deposits of Langley Silt Member in the south eastern corner and Alluvium along the eastern edge and London Clay bedrock geology across the entire site. • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <ul style="list-style-type: none"> • This site is risk of flooding from the Wraysbury reservoir. • This site is adjacent to the Grand Union Canal and therefore at risk of flooding from canals. <p><u>Site Specific FRA Requirements</u></p> <ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. 	
17	Great West Plaza	Brentford, TW7 9RE	Residential, Retail and Business	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>1. Improve and protect air, land, and water quality in the borough.</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>11. Improve the health and wellbeing of the population.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery</p>	<p>prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The site will provide significant sustainability benefits by providing new business floorspace which supports meeting the need to protect and improve the quality of employment floorspace. In doing so, it provides significant support to meet the spatial vision for the Great West Corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London.</p> <p>The allocation proposes the creation of an attractive mixed-use development focused around an enhanced River Brent frontage and having a close relationship with Brentside Park via a new pedestrian bridge. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>The design of new development will provide a new clean air route and new open space, supporting high quality urban design and improving fair and equal access recreation for the borough's residents. In addition, the design of the site and provision of the clean air route provide significant improvements to air quality and reduced noise pollution for those in the area, and ensure the provision of new homes are not at increased risk from air and noise pollution by locating less sensitive uses against the Great West Road.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>In accordance with the spatial vision, the allocation seeks to deliver intensification and the mixing of uses on site, utilising placemaking to enhance activity and create new streets, providing a high-density site with a mix of uses, contributing to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Brent, which flows around the south western and southern edges of the site in a south-easterly direction. • The predicted flood risk extent for the climate change scenario for the River Brent covers the south-western and southern areas of the site. • Climate change is predicted to increase the velocity, hazard and maximum flood depth in both the defended and undefended scenarios. • The site will be partially flooded from the onset and will remain flooded for in excess of 18.5 hours, with some of the southern areas of the site being particularly affected in the larger storm events. • The site is not at high risk of surface water flooding, however it is at medium risk particularly along central southern boundary. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Great West Road to the north and particularly to the north-west of the site is predicted to be at risk from surface water flooding. • Climate change is predicted to increase the maximum hazard and maximum velocity of surface water flooding. <p><u>Can the development be future proofed for climate change considerations?</u> Yes, see SFRA L2 Report</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is covered partially by impermeable areas, but there are green spaces along the edges and in the centre of the site. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly.</p> <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from central southern boundary areas of the site. • Safe egress routes should be directed towards the north-east of the site onto the Great West Road where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • Yes. The site is located within 8m of a Main River so a Flood Risk Activity Permit may be required. • No. The site is not located within 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 6.96% of the site area in Flood Zone 3a (fluvial) and 1.83% of the site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u></p> <ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Brent, which flows around the southwestern and southern edges of the site in a south-easterly direction. • The predicted flood risk extent for the climate change scenario for the River Brent covers the south-western and southern areas of the site. • Climate change is predicted to increase the velocity, hazard and maximum flood depth in both the defended and undefended scenarios. • The site will be partially flooded from the onset and will remain flooded for in excess of 18.5 hours, with some of the southern areas of the site being particularly affected in the larger storm events. • Safe access and egress routes should be directed to the northwest of the site towards Great West Road where there is the lowest risk of fluvial flooding. • Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b (the south-western and southern edge of the site). • Self-contained basement dwellings and bedrooms are not permitted in FZ3a (the majority of the site). See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations. • A FRA must be submitted as part of a planning application. • Include appropriate flood resistance or resilience measures to address predicted flood depths. • See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • Develop a Flood Emergency and Evacuation Plan for the site. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Site users should be signed up to the EA's Flood Warning Service. <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • The site is not at high risk of surface water flooding, however it is at medium risk particularly along central southern boundary. • Great West Road to the north and particularly to the north-west of the site is predicted to be at risk from surface water flooding. <ul style="list-style-type: none"> • Climate change is predicted to increase the maximum hazard and maximum velocity of surface water flooding. • Safe access and egress routes should be directed to the north-east of the site towards the part of Great West Road where there is the lowest risk of flooding. • Development should be directed away from the central southern boundary areas surrounding the existing building where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. <ul style="list-style-type: none"> • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. 	
32	Brentford Fountains Leisure Centre	658 Chiswick High Road, TW8 0JH	Residential, Retail and Assembly / Leisure	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ol style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough. 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 8. Reduce the contribution to climate change made by activities in Hounslow. 11. Improve the health and wellbeing of the population. 	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site could provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes a range of appropriate uses, including leisure, residential and small scale retail, with any redevelopment or intensification of leisure uses at the site providing a range and flexibility of activities. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall? The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding in the northern part of the site. The southern part of the site is at low risk of surface water flooding. • Climate change is predicted to increase the maximum depth and velocity of surface water flooding. <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from northern and southern areas of the site. • Safe egress routes should be directed towards the west of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 5.13% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>and flood storage compensation measures implemented (see Surface Water and Sewers Section below)</p> <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u></p> <p>N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Development should be directed away from the northern and southern areas of the site where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u> N/A - No reservoir / canal risk is predicted at this site.</p>	
37	Gunnersbury Station Car Park	Chiswick, W4 4AN	Residential, Retail, Business and Assembly / Leisure	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ol style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough. 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 8. Reduce the contribution to climate change made by activities in Hounslow. 11. Improve the health and wellbeing of the population. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 17. Provide opportunities and benefits to the local economy, especially in town centres 18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west 	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes in the area over the plan period, and support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The site will provide significant sustainability benefits by providing new commercial (business/retail) floorspace which supports meeting the need to protect and improve the quality of employment floorspace. In doing so, it provides significant support to meet the spatial vision for the Great West Corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London.</p> <p>The allocation proposes enhancements to Gunnersbury Station through enabling development to support improved public transport access to the Eastern end of the Great West Corridor. As such it will increase the use of sustainable transport modes (public transport) in this part of the Great West Corridor and enhance connectivity more</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>broadly. This will also promote local improvements to air quality.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>In accordance with the spatial vision, the allocation seeks to deliver intensification and the mixing of uses on site in a highly accessible location, providing a high-density site with a mix of uses which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding in the north eastern part of the site. This is largely confined to the railway line and adjacent areas. • Parts of Chiswick High Street to the north of the site are predicted to be at risk from surface water flooding. • Climate change is predicted to increase the maximum depth, velocity and hazard of surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes – See SFRA L2 Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is covered mostly by impermeable areas, but there are green spaces along the southern boundary of the site. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <ul style="list-style-type: none"> • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>site will increase surface water runoff and flood risk if not managed properly.</p> <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from northern areas of the site. • Safe access and egress routes should be directed to the north of the site through Gunnersbury Mews and onto Chiswick High Road where there is the lowest risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <p>No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse.</p> <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as proposed vulnerability classification is 'More Vulnerable' and 9.52% of the site is located in Flood Zone 3a (surface water). • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Fluvial / Tidal</u> N/A - Fluvial / tidal risk predicted at this site is negligible.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Safe access and egress routes should be directed to the north of the site through Gunnersbury Mews and onto Chiswick High Road where there is the lowest risk of flooding. • Development should be directed away from the northern areas where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. 	
51	Network House Feltham	Hounslow Road, TW14 9DE	Residential	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes. This is in support of the spatial vision for the Feltham place policy and the wider West of Borough opportunity which seeks to provide 6,500 new homes in the area over the plan period, and to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to provide a new residential development in a highly accessible location. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>In accordance with the spatial vision, the allocation seeks to deliver intensification and optimisation of uses in a highly accessible location, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the eastern sections of the site. • Park Way to the north of the site and Waterloo to Reading Railway Line to the south of the site is also predicted to be at risk from surface water flooding. • Climate change is predicted to increase the maximum hazard of surface water flooding <p><u>Can the Development be future proofed against climate considerations?</u> Yes – see SFRA L2 Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Essential Infrastructure' to the 'More Vulnerable' classification, as residential uses have been proposed. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from eastern areas of the site. • Safe egress routes should be directed towards the west of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 11.56% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented.</p> <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u> Safe access and egress routes should be directed to the west of the site towards Hounslow Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the eastern areas of the site where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p><u>N</u> /A - No reservoir / canal risk is predicted at this site.</p>	
55	Scout Hut Bedfont Lane	Feltham, TW14 9AA	Residential and Health / Community	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>11. Improve the health and wellbeing of the population.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes. This is in support of the spatial vision for the Feltham place policy and the wider West of Borough opportunity which seeks to provide 6,500 new homes in the area over the plan period, and to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to provide a new residential development alongside health and community uses. Health and community uses co-located with residential will improve the health and wellbeing of the population, and ensure equality of opportunity through fair and equal access to services.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land. In accordance with the spatial vision, the allocation seeks to deliver intensification and a mix of uses, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the western sections of the site. • Hawkes Road to the west of the site is also predicted to be at high risk from surface water flooding. • Climate change is not predicted to increase the surface water flood risk. <p><u>Can the development be future proofed for climate change considerations?</u> Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The development land use is not changing, which remains 'More Vulnerable'. • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from western areas of the site. • Safe egress routes should be directed towards the south of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 8.01% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Safe access and egress routes should be directed to the south of the site towards Bedfont Lane where there is a lower risk of flooding. • Development should be directed away from the western areas of the site where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
59	Tesco Feltham	Feltham, TW13 4EX	Residential and Retail	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ol style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough. 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 7. Enhance green and blue infrastructure networks across the borough. 7. Enhance green and blue infrastructure networks across the borough. 5. Protect and enhance habitats and species. 8. Reduce the contribution to climate change made by activities in Hounslow. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, 	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes. This is in support of the spatial vision for the Feltham place policy and the wider West of Borough opportunity which seeks to provide 6,500 new homes in the area over the plan period, and to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to provide a new large floorplate retail unit with under-store parking, housing and a new public open space. By providing a new retail unit and introducing a new public open space the allocation will support the regeneration of Feltham Town Centre by ensuring local services are</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>retained whilst improving the environmental quality of the area.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land. In accordance with the spatial vision, the allocation seeks to deliver intensification and a mix of uses, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The north-eastern part of the site is at high risk of surface water flooding. The western part of the site is at low risk of surface water flooding • Climate change is predicted to increase the maximum velocity of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from north-eastern and western areas of the site. • Safe egress routes should be directed towards the south of the site where there is no risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>developments are located appropriately and incorporate sustainable drainage systems.</p> <ul style="list-style-type: none"> • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 5.64% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Safe access and egress routes should be directed to the south of the site towards Manor Lane where there is no risk of flooding. • Development should be directed away from some north-eastern areas surrounding the existing building where there is higher risk of surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
61	Council Depot, Ashmead Road	Feltham, TW14 9NN	Residential	Does the development provide wider sustainability benefits to the community that outweigh flood risk?	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes. This is in support of the spatial vision for the Feltham place policy and the wider West of Borough opportunity which seeks to provide 6,500 new homes in the area over the plan period, and to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p>	<p>provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The allocation proposes redevelopment of the site to provide a new residential development. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the southern, eastern and western areas surrounding the existing building and carpark. • Ashmead Road in the east of the site is also at risk of surface water flooding. • Climate change is predicted to increase the maximum velocity and hazard of surface water flooding. <p><u>Can the development be future proofed for climate change considerations?</u> Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from southern, eastern and western areas surrounding the carpark and existing buildings. • Safe egress routes should be directed towards the north-west of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>developments are located appropriately and incorporate sustainable drainage systems.</p> <ul style="list-style-type: none"> • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 6.96% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <ul style="list-style-type: none"> • Safe access and egress routes should be directed to the north-west of the site towards the access road where there is a lower risk of flooding. • Development should be directed away from the southern, eastern and western areas surrounding the existing buildings and carpark where there is higher risk of surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. • Must be prepared by a chartered professional or specialist. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
63	80-86 High Street Feltham	Feltham, TW13 4EX	Residential and Retail	Does the development provide wider sustainability benefits to the community that outweigh flood risk?	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ul style="list-style-type: none"> 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 8. Reduce the contribution to climate change made by activities in Hounslow. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 17. Provide opportunities and benefits to the local economy, especially in town centres 18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. 19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures. 20. Promote the efficient use of land and protect and improve land and soil quality in the borough. <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes. This is in support of the spatial vision for the Feltham place policy and the wider West of Borough opportunity which seeks to provide 6,500 new homes in</p>	<p>available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>the area over the plan period, and to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to a mixed use retail and residential development, with ground floor retail units, with appropriate level of car parking provision. By providing a new retail unit the allocation will support the regeneration of Feltham Town Centre by ensuring local services are retained whilst improving the environmental quality of the area.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land. In accordance with the spatial vision, the allocation seeks to deliver intensification and a mix of uses, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the central area. • Climate change is not predicted to increase the risk of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a brownfield site with hardstanding areas. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly.</p> <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from central areas of the site. • Safe egress routes should be directed towards the north and east of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 5.26% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <p>Safe access and egress routes should be directed to the east of the site towards High Street or north of the site towards Highfield Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the central areas where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
87	Euro House, Hounslow	High Street, TW3 1NW	Residential and Retail	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ul style="list-style-type: none"> 3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport). 5. Protect and enhance habitats and species. 8. Reduce the contribution to climate change made by activities in Hounslow. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 17. Provide opportunities and benefits to the local economy, especially in town centres 18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new 	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to create a mixed-use residential-led development, with ground floor retail units forming an extension of the High Street. By providing new retail units the allocation will support the regeneration of Hounslow Town Centre by ensuring new retail opportunities are provided whilst improving the environmental quality of the area.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land. In accordance with the spatial vision, the allocation seeks to deliver intensification and a mix of uses, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at low to medium risk of surface water flooding, particularly in the central and eastern areas surrounding the existing buildings and roads. • Lawrence Road in the central areas of the site is also predicted to be at risk from surface water flooding. • Climate change is predicted to increase the minimum depth, and maximum depth, velocity and hazard of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a brownfield site with hardstanding areas and some areas of green space. This offers an opportunity to improve flood attenuation through the new development. <ul style="list-style-type: none"> • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from central and eastern areas of the site. • Safe egress routes should be directed towards the north-west and south-west of the site where there is a lower risk of flooding. <ul style="list-style-type: none"> • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 33.91% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u></p> <p>N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u></p> <p>Safe access and egress routes should be directed to the south-west of the site towards High Street, or North-west towards Prince Regent Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the eastern areas surrounding the existing buildings and some central areas of the site along the road where there is higher risk of surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
89	Land at James Street	James Street, TW3 1SP	Residential	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to introduce residential development, including provision of an attractive and sensitive boundary to adjacent open space which maintains a sense of openness and enables greater access for occupiers of both new and existing</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>development, including provision of public access through and across the site.</p> <p>The site is greenfield, being a long-disused allotment site which is not accessible to the public. It is anticipated that bringing this site back into use to help meet the acute housing need of the borough, and ensuring better access and a sensitive boundary to retained surrounding open space, will bring benefits both locally and borough-wide which outweigh the loss of greenfield land.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at low to medium risk of surface water flooding, particularly in the western and southern areas of the site. • Climate change is predicted to increase the maximum velocity of surface water flooding. <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a greenfield site with open green space. This offers an opportunity to improve flood attenuation through the new development. <ul style="list-style-type: none"> • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from western and southern areas of the site. • Safe egress routes should be directed towards the north-west of the site where there is a lower risk of flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 8.55% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site</p> <p><u>Surface Water + Sewers</u> Safe access and egress routes should be directed to the north-west of the site towards James Street where there is a lower risk of flooding</p> <ul style="list-style-type: none"> • Development should be directed away from the western and southern areas of the site where there is higher risk of surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	
96	Europa House	Church Street, TW7 6DA	Residential and Business	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>11. Improve the health and wellbeing of the population.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p>	<p>to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The site will provide significant sustainability benefits by providing new business floorspace which supports meeting the need to maintain and enhance the importance of Hounslow as an employment centre, and provide opportunities and benefits to the local economic and the adjacent Isleworth Neighbourhood Centre.</p> <p>The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p> <p>The design of new development will provide riverside improvements, supporting high quality urban design and improving fair and equal access to riverside leisure and recreation for the borough's residents. In accordance with the spatial vision and employment policies, seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity providing a high-density site with a mix of uses, contributing to regeneration.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The site is at risk from fluvial flooding from the River Thames, which is located directly to the east of the site and flows in a north easterly direction. • The majority of the site is located within Flood Zone 2, with a very small proportion of the site at the eastern edge located in Flood Zone 3a/3b. • The northern and southern central edges of the site is at medium risk of surface water flooding but not at high risk of flooding. • Church Street to the west of the site is predicted to be at risk from surface water flooding. • Climate change is not predicted to increase surface water flooding on the site. <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is covered mostly by impermeable areas, but there are green spaces along the eastern boundary of the site. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Development should be directed away from the eastern edge of the site adjacent to the River Thames, and the northern and southern central areas where there is higher risk of surface water flooding. • Safe access and egress routes should be directed to the west of the site onto Church Street where there is the lowest risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Yes. The site is located within 8m of a Main River so a Flood Risk Activity Permit may be required. • No. The site not located within 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 0.02% of the site area in Flood Zone 3a (fluvial) and 10.96% of the site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> Safe access and egress routes should be directed to the west of the site towards Church Street where there is the lowest risk of fluvial flooding.</p> <ul style="list-style-type: none"> • Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b (the eastern edge of the site). • Self-contained basement dwellings and bedrooms are not permitted in FZ3a. See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations. • A FRA must be submitted as part of a planning application. • Include appropriate flood resistance or resilience measures to address predicted flood depths. • See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Develop a Flood Emergency and Evacuation Plan for the site. • Site users should be signed up to the EA's Flood Warning Service. <p><u>Surface Water + Sewers</u></p> <p>Safe access and egress routes should be directed to the west of the site onto Church Street where there is the lowest risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the northern and southern central areas where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. • Must be prepared by a chartered professional or specialist. <p><u>Artificial</u></p> <ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. 	
97	30 Rugby Road	Rugby Road, TW1 1DG	Residential and Industrial	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The site will provide significant sustainability benefits by providing new industrial floorspace which supports meeting the need for additional industrial floorspace in the borough, in order to maintain and enhance the importance of Hounslow as an employment centre.</p> <p>The allocation proposes the redevelopment of the site to create a mixed-use light industrial/industrial site with residential uses. The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The design of new development, in accordance with the spatial vision and employment policies, seeks to deliver industrial intensification, providing a high-density site with a mix of uses.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at risk from fluvial flooding from a tributary of the River Crane (the Whitton Brook). The site is mainly within Flood Zone 2, with small parts of the site within Flood Zones 3a and 3b. • NB: The values in both the defended and undefended risk assessment tables are from the River Crane Model, which does not include the Whitton Brook, and therefore the tables show zero values. • The site will be flooded from 11.15 in the defended 1 in 100 year (+35%CC) scenario and will remain flooded in excess of 33.5 hours. • The south-eastern edges of the site is at high risk of surface water flooding and north and north-western edges of the site are medium risk of flooding. • Rugby Road to the west of the site is predicted to be at risk from surface water flooding. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> Climate change is predicted to increase maximum velocity and maximum depth for surface water flooding on the site. <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <p>C. What is the cumulative impact of the development land use change and will flood risk increase?</p> <ul style="list-style-type: none"> The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. The site is covered mostly by impermeable areas, but there are green spaces along the southern and western areas of the site. An increase in impermeable area 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>coverage on site will increase surface water runoff and flood risk if not managed properly.</p> <ul style="list-style-type: none"> • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Development should be directed away from the southern eastern and north and north-western areas where there is higher risk of surface water flooding. • Safe access and egress routes should be directed towards the north west of the site. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • Yes. The site is located within 8m of a Main River so a Flood Risk Activity Permit maybe required. • No. The site not located within 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 1.85% of the site area in Flood Zone 3a (fluvial) and 10.89% of the 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'.</p> <ul style="list-style-type: none"> • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> Safe access and egress routes should be directed to the east of the site towards Varsity Drive where there is the lowest risk of fluvial flooding.</p> <ul style="list-style-type: none"> • Self-contained basement dwellings and bedrooms are not permitted in FZ3a (the majority of the site). See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations. • A FRA must be submitted as part of a planning application. • Include appropriate flood resistance or resilience measures to address predicted flood depths. • See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • Develop a Flood Emergency and Evacuation Plan for the site. • Site users should be signed up to the EA's Flood Warning Service <p><u>Surface Water + Sewers</u> Safe access and egress routes should be directed to the north west towards the part of Rugby Road not at surface water flood risk.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Development should be directed away from the southern eastern and north and north-western areas where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed <p><u>Artificial</u></p> <ul style="list-style-type: none"> • Propose appropriate and proportionate risk management measures. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. • Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan 	
121	Land South of Bedford Road	Feltham, TW14 8EE	Showpeople Plots	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>7. Enhance green and blue infrastructure networks across the borough.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>14. Ensure that the needs of groups with ‘protected characteristics’ are fully considered.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p> <p>The site will provide significant sustainability benefits by providing a 12 new plots for Travelling Showpeople to meet the specialist housing needs of this community.</p>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The allocation proposes twelve new plots to meet identified specialist housing needs of the Travelling Showpeople community, with suitable utilities and waste connectivity to ensure the site is habitable. By providing suitable plots to meet the needs of this community, the allocation helps to meet the needs of a group with 'protected characteristics' in a location close to established communities in this part of the borough.</p> <p>The site is open land which is not accessible to the public. It is anticipated that bringing this site back into use to help meet the specialist housing needs of the Travelling Showpeople community would outweigh the loss of greenfield land, providing it is designed carefully with appropriate considerations for any existing features on the site.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly along the north-western and north-eastern site boundary. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Climate change is not predicted to increase surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'Highly Vulnerable' classification, as permanent showpeople uses have been proposed. • The site is currently a greenfield site with green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from northern, north-eastern and north-western areas of the site. • Safe egress routes should be directed towards the south-east of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 6.52% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'Highly Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Surface Water + Sewers</u></p> <p>Safe access and egress routes should be directed to the south-east of the site towards Bedfont Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the north, north-eastern and north-western site boundaries where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Artificial</u> N/A - No reservoir / canal risk is predicted at this site.</p>	
122	Rectory Farm	Hounslow, TW5 9PB	Minerals extraction and restored parkland	<p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <ul style="list-style-type: none"> 1. Improve and protect air, land, and water quality in the borough 4. Support the integrity of designated sites. 5. Protect and enhance habitats and species. 6. Improve ecological networks across Housing and regionally. 7. Enhance green and blue infrastructure networks across the borough. 8. Reduce the contribution to climate change made by activities in Hounslow. 11. Improve the health and wellbeing of the population. 13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents. 16. Promote high quality urban design and the use of sustainable construction. 20. Promote the efficient use of land and protect and improve land and soil quality in the borough. <p>The allocation proposes development of the site for minerals extraction with restoration to parkland following extraction. This supply will help contribute to the London wide apportionment of providing five million tonnes to 2041, allowing for the extraction of more building materials used in construction to be extracted within London itself, thus reducing HGV trips associated with the transport of materials from further afield.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>Proposals will deliver a new landscaped sports and leisure park across the entire site, which will be accessible to the local community once minerals extraction is completed. This will provide a new parkland in an area with a deficiency of public open space, and will lead to wider green infrastructure and biodiversity benefits given the range of habitats and features likely to be created.</p> <p>The site is open agricultural land which is not accessible to the public. It is anticipated that bringing this site back into use to help meet our minerals needs and to create a new park within the borough would outweigh the loss of greenfield agricultural land, providing extraction activities are managed carefully in respect of appropriate environmental considerations.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p> <p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at high risk of surface water flooding, particularly in the southern and western areas of the site. • Parts of Cranford Lane, High Street, The Parkway and Bath Road to the north, north-west, west and south of the 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>site respectively are also predicted to be at risk from surface water flooding.</p> <ul style="list-style-type: none"> • Climate change is predicted to increase the minimum depth, and maximum depth and velocity of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p> <ul style="list-style-type: none"> • The development land use is not changing, which remains 'Less Vulnerable'. • The site is currently a greenfield site with areas of green space. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly</p> <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from southern and western areas of the site. • Safe egress routes should be directed towards the south of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 16.98% of the site area is within Flood Zone 3a (surface water) and the proposed vulnerability classification is 'Less Vulnerable'. • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Surface Water + Sewers</u> Safe access and egress routes should be directed to the south of the site towards Bath Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the southern and western areas of the site where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3. • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. <ul style="list-style-type: none"> • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p><u>Artificial</u> N/A - No reservoir / canal risk is predicted at this site.</p>	
123	1-83 High Street	Hounslow, TW3 1RB	Residential and Retail	<p>Does the development provide wider sustainability benefits to the community that outweigh flood risk?</p> <p>The site has been appraised within the Integrated Impact Assessment. The proposed allocation supports the following IIA objectives:</p> <p>3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).</p> <p>5. Protect and enhance habitats and species.</p> <p>8. Reduce the contribution to climate change made by activities in Hounslow.</p> <p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p> <p>16. Promote high quality urban design and the use of sustainable construction.</p> <p>17. Provide opportunities and benefits to the local economy, especially in town centres</p> <p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p> <p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.</p>

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p> <p>The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes to support the wider delivery of 28,840 homes across the borough between 2020 and 2041 to meet housing needs.</p> <p>The allocation proposes redevelopment of the site to create a mixed-use residential-led development, with ground floor retail units and an enhanced public realm, with high quality soft and hard landscaping. By providing new retail units and public realm, the allocation will support the regeneration of Hounslow Town Centre by ensuring new retail opportunities are provided whilst improving the environmental quality of the area.</p> <p>The allocation supports the efficient use of resources and the protection and enhancement of biodiversity and green infrastructure by prioritising the use of brownfield land in the borough to support growth while protecting undeveloped land. In accordance with the spatial vision, the allocation seeks to deliver intensification and a mix of uses, providing a high-density site which contributes to regeneration objectives.</p> <p>Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?</p> <p>The site has been subject to a Level 2 SFRA, which was finalised in July 2024.</p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>The assessment included the following conclusions regarding the exception test:</p> <p><u>Description of Flooding</u></p> <ul style="list-style-type: none"> • The site is at low to medium risk of surface water flooding, particularly in the central and western areas surrounding the existing building. • Part of High Street to the north of the site is also predicted to be at risk from surface water flooding. <ul style="list-style-type: none"> • Climate change is predicted to increase the maximum depth and velocity of surface water flooding <p><u>Can the development be future proofed for climate change considerations?</u></p> <p>Yes, see L2 SFRA Report for details.</p> <p><u>Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?</u></p> <ul style="list-style-type: none"> • Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. • See SFRA - Level 2 Report Section 4 mitigation requirement number 4.3 for compensatory flood storage stipulations. <p><u>What is the cumulative impact of the development land use change and will flood risk increase?</u></p>	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • The development land use is changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed. • The site is currently a brownfield site with hardstanding areas. This offers an opportunity to improve flood attenuation through the new development. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly. <p><u>How can the development reduce risk overall?</u></p> <ul style="list-style-type: none"> • Direct development away from central and western areas of the site. • Safe egress routes should be directed towards the south or north-west of the site where there is a lower risk of flooding. • By complying with Hounslow's Local Plan Policy EQ3 to ensure that flood risk is reduced by ensuring that developments are located appropriately and incorporate sustainable drainage systems. • By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3. <p><u>Will development require a flood risk permit/watercourse consent?</u></p> <ul style="list-style-type: none"> • No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse. <p><u>Can the site pass the Exception Test?</u></p> <ul style="list-style-type: none"> • Yes. The Exception Test is required for this site as 12.70% of the site area is within Flood Zone 3a (surface water) and 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<p>the proposed vulnerability classification is 'More Vulnerable'.</p> <ul style="list-style-type: none"> • This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere. The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented. <p><u>Will development increase flood risk elsewhere?</u></p> <p><u>Fluvial / Tidal</u> N/A - No fluvial / tidal risk is predicted at this site.</p> <p><u>Surface Water + Sewers</u> Safe access and egress routes should be directed to the South of the site towards Pears Road or to the north-west of the site towards London Road where there is a lower risk of flooding.</p> <ul style="list-style-type: none"> • Development should be directed away from the central and western areas surrounding the existing building where there is higher risk of surface water flooding. • See also SFRA Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations. • A drainage strategy is required for all major developments, and minor and change of use developments which modify existing surface water drainage. • A site-specific FRA is required for new proposals in Flood Zone 3a, including minor development and change of use. • Further information on requirements can be found in Section 4 of the West London Strategic Flood Risk Assessment. • Developments should apply the principles set out in Hounslow's Local Plan Policy EQ2 and Policy EQ3 	

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
				<ul style="list-style-type: none"> • Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. • Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development. <p><u>Groundwater</u></p> <ul style="list-style-type: none"> • Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. • If there is a potential level of impact, mitigation actions must be proposed. <p><u>Artificial</u></p> <p>N/A - No reservoir / canal risk is predicted at this site.</p>	

Appendix 4

Sites where Flood Zone 3a (fluvial), Flood Zone 3b (fluvial) and / or Flood Zone 3a (surface water) extent is less than 5% of the site, or where the Main River 1% AEP +35% climate change scenario extent less than 5% and where exception test was recommended as part of Screening Assessment

ID	Name	Address	Proposed Use	Exception test assessment	Exception Test Passed
3	Gillette Factory	Gillette Corner, Great West Road	Residential, Retail and Industrial	<p>The site is the Gillette Factory on Great West Road. The areas that are at risk from flooding are in the middle of the site, situated around the existing main building, which is Listed.</p> <p>The site is in Flood Zone 1, with just 2% of the site in Flood Zone 3a for Surface Water Flooding and 1% of the site is in 1 in 30 year RoFSW. The proposed use of the site is residential, retail and industrial, with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. The identified flood risk at this site will not impact access and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>

5	West Cross Campus	West Cross Industrial Estate, TW8 9EX	Residential, Retail and Industrial	<p>The site is the West Cross Campus on West Cross Industrial Estate. The areas that are at risk from flooding are predominantly towards the middle of the site, situated around the periphery of the largest building on the site.</p> <p>Just 3% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, retail and industrial with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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6	BSS Brentford	Transport Avenue, TW8 9HF	Residential, Retail and Industrial	<p>The site is BSS Brentford on Transport Avenue. The areas that are at risk from flooding are predominantly around the periphery of the site.</p> <p>Just 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, retail and industrial, with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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26	Phoenix Business Park	Ealing Road, Brentford TW8 9PL	Residential and Industrial	<p>The site is Phoenix Business Park on Ealing Road. The areas that are at risk from flooding are predominantly in the middle of the site, to the north of the biggest building that exists on the site.</p> <p>Just 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and industrial, with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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27	Kew Bridge Distribution Centre	Brentford TW8 9QR	Residential and Retail	<p>The site is Kew Bridge Distribution Centre in Brentford. The areas that are at risk from flooding are predominantly in the middle and west of the site.</p> <p>The site is located in Flood Zone 1, but 3% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential and retail, with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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50	Tesco, Dukes Green Avenue	Dukes Green Avenue, TW14 0LH	Residential and Retail	<p>The site is Tesco on Dukes Green Avenue. The areas that are at risk from flooding are predominantly in the middle and west of the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential and retail, with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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64	MOD Feltham	Elmwood Avenue TW13 7AH	Residential, Business and Health/Community	<p>The site is MOD Feltham on Elmwood Avenue. The areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 4% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential, business and health/community, with the health and residential elements being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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65	Leisure West	Air Park Way, TW13 7LX	Residential, Retail, Business and Assembly/Leisure	<p>The site is Leisure West on Air Park Way. The areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, business and assembly/leisure with the residential element being a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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67	UPS House	TW13 7DY	Residential and Industrial	<p>The site is UPS House in Feltham. The areas that are at risk from flooding are mainly in the middle of the site.</p> <p>The site is located in Flood Zone 1, but 4% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and industrial, the residential element of which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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70	Royal Naval Association Club	Feltham TW13 6PP	Residential	<p>The site is the Royal Naval Association Club in Feltham. The areas that are at risk from flooding are on the very edge of the site.</p> <p>The site is located in Flood Zone 1, but only 0.5% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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74	Hounslow West Station	Hounslow TW3 3DH	Residential and Bus Garage	<p>The site is Hounslow West Station. The areas that are at risk from flooding are on the extreme outer edges of the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and bus garage, the residential element of which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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80	34 Staines Road	Hounslow, TW3 3LZ	Residential and Retail	<p>The site is 34 Staines Road and the areas that are at risk from flooding is at the south of the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, and retail, the residential element of which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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82	206-210 Hanworth Road	Hanworth Road, TW3 3LU	Residential	<p>The site is 206-210 Hanworth Road and the areas that are at risk from flooding is at the south west of the site.</p> <p>The site is located in Flood Zone 1, but 4% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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84	Hounslow Cavalry Barracks	Beavers Lane, TW4 6HD	Residential, Retail, Business, Hotel, Health/Community and Assembly/Leisure	<p>The site is Hounslow Cavalry Barracks and the areas that are at risk from flooding is at the south west of the site.</p> <p>The site is located in Flood Zone 1, but 1% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, retail, business, hotel, health/community and assembly/leisure, of which some are more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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90	Inwood Business Park	Whitton Road, TW3 2EB	Residential and Industrial	<p>The site is Inwood Business Park and the areas that are at risk from flooding is at the south west of the site.</p> <p>The site is located in Flood Zone 1, but 3% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and industrial of which the residential aspect is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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91	Hounslow Bus Garage	High Street, Hounslow, TW3 1PA	Residential and Bus Garage	<p>The site is Hounslow Bus Garage in Hounslow and the areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and bus garage of which the residential aspect is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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95	Tesco Mogden Lane	Mogden Lane, TW7 7JY	Residential and Retail	<p>The site is Tesco on Mogden Lane and the areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 1% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and bus garage of which the residential aspect is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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99	Feltham Coachworks	London Road, Isleworth, TW7 4EW	Residential and Industrial	<p>The site is Feltham Coachworks and the areas that are at risk from flooding is predominantly on the edge of the site.</p> <p>The site is located in Flood Zone 1, but 2% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential and industrial of which the residential element is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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103	West Middlesex Hospital	Twickenham Road, TW7 6AF	Residential, Retail, Business and Health/Community	<p>The site is West Middlesex Hospital. The area of the site in Flood Zone 2 is located to the west of the site, whilst the areas that are at risk from surface water flooding are sporadically located throughout the site.</p> <p>The site is predominantly located in Flood Zone 1, however 20% of the site is located in Flood Zone 2. As well as this, 3% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential, retail, business and health/community of which the health and residential elements are a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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110	Albany Riverside	Brentford TW8 0BB	Residential	<p>The site is Albany Riverside. The area of the site in Flood Zone 2 is located along the south west of the site.</p> <p>The site is predominantly located in Flood Zone 1, however 48% of the site is located in Flood Zone 2. The proposed use of the site is residential which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone.</p> <p>It is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The Allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage</p>
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114	Royal Mail Delivery Office	Hounslow TW3 9BA	Residential	<p>The site is Royal Mail Delivery Office in Hounslow. The areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 3% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. A Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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116	1 Burlington Lane	Chiswick W4 2RR	Residential, Business and Industrial	<p>The site is at 1 Burlington Lane. The area of the site in Flood Zone 2 is located along the south west of the site.</p> <p>The site is predominantly located in Flood Zone 1, however 17% of the site is located in Flood Zone 2. The proposed use of the site is residential, business and industrial, of which the residential element is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone.</p> <p>It is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The Allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage</p>
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117	The Treaty Centre	Hounslow TW3 1ES	Residential, Retail, Business and Health / Community	<p>The site is The Treaty Centre in Hounslow. The areas that are at risk from flooding is on the very edge of the site.</p> <p>The site is located in Flood Zone 1, but only 0.01% of the site is in Flood Zone 3a for Surface Water Flooding. The proposed use of the site is residential, retail, business and health/community of which the residential and health element is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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118	GSK	Brentford TW8 9GS	Flexible mixed use allocation for employment use with enabling residential development	<p>The site is GSK in Brentford. The area of the site in higher flood zones are to the very west and north west of the site straddling the River Brent.</p> <p>The site is predominantly located in Flood Zone 1, however 4% of the site is in Flood Zone 2, 3% in Flood Zone 3a for fluvial and tidal flooding, 3% in Flood Zone 3b for fluvial and tidal flooding and 1% in Flood Zone 3a for Surface Water. The proposed use of the site is flexible mixed use for employment with enabling residential development which is a more vulnerable use. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high flood zone.</p> <p>It is considered that the sustainability benefits of allocating this site outweigh the risk posed by flooding. If needed, there is space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. As per the Allocation, development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water), Flood Zone 2 or Flood Zone 3a and 3b for fluvial and tidal flooding is less than 5% and as such it is considered that the constraint on the site not significant with the areas of high flood zone only present on the edge of the site near to the River Brent. Allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage</p>
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119	Convent Way Estate	Southall UB2 5UG	Residential, Retail and Health / Community	<p>The site is Covent Way Estate in Southall. The areas that are at risk from flooding are sporadically located throughout the site.</p> <p>The site is located in Flood Zone 1, but 3% of the site is in Flood Zone 3a for Surface Water Flooding with 1% of the site in a 1 in 30yr RoFSW Extent area. The proposed use of the site is residential, retail and health/community of which the residential and health elements are more vulnerable uses. The Screening Assessment at SFRA Level 1 stage therefore recommended that the allocation needed an Exception Test however, as per the SFRA Level 2 Methodology, this site did not have a full Level 2 Site Assessment due to the fact that only an extremely limited area within the site is located within high risk flood zone for surface water flooding.</p> <p>Because the extent of Flood Zone 3a is less than 5% of the total area of the site, and in this case is limited to surface water flooding, it is considered that the sustainability benefits of allocating this site outweigh the risk of flooding. If needed, there is sufficient space within the site for the more vulnerable uses within the allocation to be cited away from the areas of the site most vulnerable to flooding. Development proposals will be required to submit a Flood Risk Assessment at Planning Application Stage and comply with Policy EQ3 of the Local Plan or any superseding policy. Access to the site can be achieved despite the flood risk and design of the proposal will need to take into account of flood risk.</p>	<p>Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that this site was most suitable for allocation. The extent of the site in Flood Zone 3a (Surface Water) is less than 5% and as such it is considered that the constraint on the site is not significant. Furthermore, allocation of the site provides significant wider sustainability benefits to the community. The allocation therefore complies with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment at application stage.</p>
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Appendix 5 - Objectives from the Integrated Impact Assessments (IIA) for the Hounslow Local Plan Review – IIA Report accompanying Regulation 19 Consultation (August 2024)

IIA theme	IIA objective	Key Issues
Air quality and noise	1. Improve and protect air, land, and water quality in the borough.	<ul style="list-style-type: none"> • The entire borough is designated as an AQMA due to levels of NO2. • Road transport is the major source of NO2 emissions. • In some locations noise levels are particularly high as a result of the presence of Heathrow Airport. The A4 and M4 are also key contributors to noise issues present locally. • Green infrastructure is a key moderator of air and noise pollution in the borough.
	2. Reduce noise pollution.	
	3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).	
Biodiversity and green infrastructure	4. Support the integrity of designated sites.	<ul style="list-style-type: none"> • A range of important habitats and species are present in the borough. • The borough contains a number of sites nationally and locally designated for their importance to biodiversity. • The waterways of the borough act as important components of regional ecological networks. • A number of designated sites, including SSSIs and SINCs, have the potential to be further improved for their biodiversity value. • There are large quantities of open space in many parts of the borough, much of which is of a multi-functional nature. • Areas of brownfield land in the borough are of importance to biodiversity.
	5. Protect and enhance habitats and species.	
	6. Improve ecological networks across Housing and regionally.	

	7. Enhance green and blue infrastructure networks across the borough.	<ul style="list-style-type: none"> • There are significant opportunities for biodiversity enhancements in the borough. • There are significant opportunities for enhancements to green and blue infrastructure networks across the borough, and improve linkages with neighbouring boroughs.
Climate change	8. Reduce the contribution to climate change made by activities in Hounslow.	<ul style="list-style-type: none"> • A Climate Emergency was declared by the London Borough of Hounslow in June 2019. • Despite recent falls, CO2 emissions per capita in the borough remain above regional levels. • Emissions from transport have seen some recent increases.
	9. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport).	<ul style="list-style-type: none"> • Average domestic gas and electricity consumption per customer in the borough is high compared to regional averages. • Some areas of the borough are poorly served by public transport, particularly in the west and out of centre. • Hounslow is at risk of flooding from multiple sources including tidal (caused by surges in the Thames Estuary), fluvial (from other rivers, such as the rivers Brent and Crane) and surface water, sewers, and groundwater. Significant flooding took place across the borough in July 2021.
	10. Support the resilience of the borough to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> • As highlighted by the SFRA and LFRMS, future developments and climate change are the two key factors that are increasing the risk of flooding events in the borough.
Equalities, community, and wellbeing	11. Improve the health and wellbeing of the population.	<ul style="list-style-type: none"> • The population of the borough has been rising and is projected to continue to do so in future.

	<p>12. Reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Older people are expected to become an increasingly large proportion of the population. • There are significant pockets of deprivation in the borough. The West of Borough suffers from notable areas of persistent deprivation compared with other parts of the borough. • The life expectancy of the wider borough residents has been rising, but health inequalities persist. • Obesity is a concern, particularly amongst children. • There are low levels of physical activity amongst residents. • There are rising numbers of students in the borough which will need to be accommodated within the catchment area. • Educational attainment is mixed, as the borough has a regionally high proportion of residents with higher qualifications and no qualifications. • Rates of crime in the borough have declined over the past ten years.
	<p>13. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure, and recreation for all residents.</p>	
	<p>14. Ensure that the needs of groups with 'protected characteristics' are fully considered.</p>	
<p>Cultural heritage and landscape</p>	<p>15. Conserve and enhance the borough's historic environment.</p>	<ul style="list-style-type: none"> • The borough has a rich and diverse historic environment. • Numerous features are nationally designated for their historic environment interest. • Numerous undesignated features are of local importance of the historic environment. • A number of heritage assets have been established at being 'at risk'. • There are a range of landscape character types across the borough. • The borough has 28 conservation areas. Each of these has up-to date conservation area appraisals

	<p>16. Promote high quality urban design and the use of sustainable construction.</p>	<p>which can provide an important contributor to defining the design and layout of development.</p> <ul style="list-style-type: none"> • Inappropriate development in the Great West Corridor has significant potential to have impacts on the setting of key heritage assets in the wider area. This includes the internationally designated Kew Gardens World Heritage Site, the Grade II* Registered Park and Garden of Gunnersbury Park, a significant number of listed buildings (including the Grade I listed Chiswick House), conservation areas and key views from the River Thames corridor.
<p>Economy and employment</p>	<p>17. Provide opportunities and benefits to the local economy, especially in town centres</p>	<ul style="list-style-type: none"> • The COVID-19 pandemic has changed the economic roles of town and local centres in the borough. This includes an increase in vacancy rates. • Traditional industry has declined, with a move to service sector opportunities. • The economy of parts of the West of Borough is dominated by Heathrow. • The majority of businesses in the West of Borough are small and young, with strong local supply chains. • There is significant demand for workspace for start-ups and SMEs in parts of the borough

	<p>18. Maintain and enhance the importance of the key centres in the borough as employment centres in the west London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations.</p>	<p>(including in the Great West Corridor). However, the existing office space for these businesses is frequently unsuited for their purposes.</p> <ul style="list-style-type: none"> • There are significant vacancies in the office stock and the underuse of some of the buildings has led to inappropriate conversion of office to residential use through permitted rights. Borough residents are more likely to work in lower order occupations, with higher level workers employed from outside the borough. • Household incomes are slightly lower than the London average.
<p>Housing</p>	<p>19. Provide everyone with the opportunity to live in good quality, sustainably constructed, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<ul style="list-style-type: none"> • There is strong demand for housing, with the number of households in the wider borough increasing at a faster rate than the population. • Property prices in the borough are well above the national average, but below the average for London. • Overcrowding is a concern in the borough, with dwellings generally smaller than average. • There is a relatively small amount of social housing in the borough, high waiting lists, and increasing need. • There are high levels of affordable housing need in the borough, particularly to the west and in central Hounslow. • BME groups are proportionately more likely to be in housing need. • The West of Borough provides a large proportion of London's Gypsy, Traveller and Travelling Showpeople accommodation needs.
<p>Soil contamination and sustainable land use</p>	<p>20. Promote the efficient use of land and protect and improve land and soil quality in the borough.</p>	<ul style="list-style-type: none"> • The borough's industrial past has led to significant areas of land requiring remediation. • A large proportion of recent new housing in the borough has taken place on brownfield land.

Water quality and water resources	21. Use and manage water resources in a sustainable manner.	<ul style="list-style-type: none">• The borough is in an area considered to be considerably water stressed.• Rates of water consumption need to fall if 2030 targets are to be met.• Water quality is important to the borough's biodiversity.• Only one of the borough's watercourses is in good ecological condition.• Climate change is likely to increase water stresses regionally and impact on both the frequency and the severity of flood events.
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