

## Merton Stage 2 site allocation constraints check

Address	Environmental constraints			Constraints
	Flood Risk	Groundwater Protection	Watercourse present	Constraints
02) 43-45 Palestine Grove				SPZ1, FZ2
04) Bond Road Day Nursery 55 Bond Road				SPZ2
05 )Colliers Wood Community Centre				FZ2 Approx 8 m from River Graveney, SPZ2.
08) Leyton Road Centre, 21 Leyton Road				SPZ1
13) Land at Rose Avenue				SPZ 2.
14) Taylor Road Day Centre				SPZ2
15) West Barnes Library West Barnes Lane				FZ2
18) 60 Pitcairn Road, Mitcham, Surrey, CR4 3LL				SPZ2
24) Morden Road Clinic, 256 Morden Road				Adj to R. Wandle & Investigated Site.
34) Raleigh Gardens Car Park Car Park, 9-17 Western Road				approx. 93m from borehole well springs
36) Chaucer Centre Canterbury Road				Small area south of the site in SPZ3
38) Thames Water Site, Byegrove Road				FZ3, Adjacent Wandle, Minor Aquifer, SPZ2, 3 borehole well springs within site boundary.
41) Kingston Road Opposite Lower Downs Land Between				Minor Aquifer, borehole well springs adjacent site.

424 - 448				
46) The Old Lamp Works, 25 High Path				SPZ2, adjacent to investigated site.
48) Land at Bushey Road 80-88 Bushey Road				Small corner SW of site in FZ3, Minor Aquifer
49) Wimbledon Delivery Office 12 Cranbrook Road				Borehole well springs within site boundary
50) 7, 8 and 12 V				(7 & 8 ) FZ3 (12) FZ3, Adjacent Wandle/Graveney/Norbury Brook.
55) Field B St Catherine's Square				FZ3, Adjacent Pyl Brook
59) Corner Baltic Close and High Street Colliers Wood, 194-196 High Street				FZ2, SPZ1
60) York Close Car Park, Car Park Adj No 18, York Close				Merton D culvert running through site.

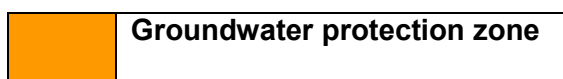
### Key

x Environmental constraint present at this site



FZ3 Flood Zone 3 - the high risk flood zone, defined by Planning Policy Statement 25: Development and Flood Risk (PPS25) Annex D as land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

FZ2 Flood Zone 2 - the medium risk flood zone, defined by Planning Policy Statement 25: Development and Flood Risk (PPS25) Annex D as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.



SPZ1 Source Protection Zone 1 – Inner source protection zone (most sensitive zone)

SPZ2 Source Protection Zone 2 – Outer source protection zone

SPZ3 Source Protection Zone 3 – Total catchment

More information on groundwater protection zones:

<http://www.environment-agency.gov.uk/subjects/waterres/groundwater/?version=1&lang=e>

	<b>Watercourse</b>
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Watercourse on / under / near the site

### **Detailed site comments**

#### **02) 43-45 Palestine Grove, Colliers Wood, London, SW19 2QN**

SPZ1, FZ2 (fluvial)

##### **Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ2.

##### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due the past, potentially contaminating, uses on site. The presence of a sensitive aquifer (SPZ1) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

#### **04) Bond Road Day Nursery, 55 Bond Road, Mitcham, CR4 3HG**

SPZ2, GW: Minor, FZ1

##### **Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area

##### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ2 and GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ2 and GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

#### **05 )Colliers Wood Community Centre**

FZ2(fluvial) Aprox 8m from R Graveney, SPZ2.

##### **Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ2 and in a critical drainage area.

The presence of the River Graveney will need to be considered in terms of ensuring that no development or construction methods affect the stability of the culvert or ability to inspect and maintain it.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ2), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ2) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

### **08) Leyton Road Centre, 21 Leyton Road, Colliers Wood, London, SW19 1DJ**

#### **Part II**

FZ1, GW: Minor, SPZ1

#### **Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ1 and GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ1 and GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

### **13) Land at Rose Avenue, Mitcham, CR4 3JX**

FZ1, GW: Minor, SPZ 2.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ2 and GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ2 and GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

### **14) Taylor Road Day Centre, Wakefield Hall, Taylor Road, Mitcham, CR4 3JR**

FZ1, SPZ2, GW: Minor

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ2 and GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ2 and GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

### **15) West Barnes Library, West Barnes Lane, 10 Station Road, New Malden, Surrey, KT3 6JJ**

FZ2 (fluvial), GW: Minor

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area and has historical surface water issues. The site is located in a critical drainage area.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

**18) 60 Pitcairn Road, Mitcham, Surrey, CR4 3LL**

FZ1, SPZ2 , GW: Minor.

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due the past, potentially contaminating, uses on site.

The presence of a sensitive aquifer (SPZ2 and GW: Minor) means infiltration is likely to be restricted to make sure groundwater quality and local abstraction water quality is not affected by any development.

**24) Morden Road Clinic, 256 Morden Road, South Wimbledon, London, SW19 3DA**

FZ1, Adj to R. Wandle & Investigated Site.

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding and the proximity of the River Wandle are considered and sufficiently mitigated for because the site is adjacent to the River Wandle. Developments must not negatively affect the structural integrity of river banks or flood defences and should be designed to enable the Environment Agency to inspect them and for future maintenance works to be provided for.

**Biodiversity**

Development should be set back from river edges and flood defences set back and strips for biodiversity provided, to provide biodiversity corridors.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

**34) Raleigh Gardens Car Park, Car Park, 9-17 Western Road, Mitcham, Surrey, CR4 3ED**

Minor Aquifer, approx. 93m from borehole well springs

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

The presence of a sensitive aquifer (Minor Aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**36) Chaucer Centre, Canterbury Road, Morden, Surrey, SM4 6QB**

Small area south of the site in SPZ3

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently

mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (SPZ3), to protect groundwater quality.

The presence of a sensitive aquifer (SPZ3) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

#### **37) Wimbledon Greyhound Stadium, Plough Lane, Tooting, London, SW17 0BL**

FZ3b, non-main rivers passing through the site, >1Ha, boreholes present.

#### **Flood Risk**

A Sequential Test should be undertaken to ensure there is no reasonable alternative land at lower flood risk that can be developed prior to this site. If not, any proposed uses must be appropriate for the degree of flood risk at the site. If so, a Flood Risk Assessment will need to be submitted with any planning application to make sure, all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ3b and a critical drainage area. The Flood Risk Assessment should also consider the treatment of the non-main rivers that pass through the site and the site's drainage such that off-site flood risk is sufficiently reduced and SUDS incorporated.

#### **Biodiversity**

We encourage the de-culverting of rivers for flood risk and biodiversity reasons. Therefore, the possible de-culverting of the non-main rivers on-site should be considered.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

#### **38) Thames Water Site, Byegrove Road, Colliers Wood, SW19 2AY, Part II**

FZ3, Adjacent Wandle, Minor Aquifer, SPZ2, 3 borehole well springs within site boundary.

#### **Flood Risk**

A Sequential Test should be undertaken to ensure there is no reasonable alternative land at lower flood risk that can be developed prior to this site. If not, any proposed uses must be appropriate for the degree of flood risk at the site. If so, a Flood Risk Assessment will need to be submitted with any planning application to make sure, all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ3b and a critical drainage area. The Flood Risk Assessment should also consider the treatment of the non-main rivers that pass through the site and the site's drainage such that off-site flood risk is sufficiently reduced and SUDS incorporated.

#### **Biodiversity and Recreation**

We encourage the enhancement of rivers for flood risk, biodiversity and recreation reasons. Therefore, we recommend the naturalisation of the river bank, setting back of any flood defences and provision of public access walkways within the vicinity of the adjacent river.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

The presence of a sensitive aquifer (SPZ2 and Minor Aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

#### **41) Kingston Road Opposite Lower Downs, Land Between 424 - 448, Kingston Road, Raynes Park, SW20 8DX**

Minor Aquifer, borehole well springs adjacent site.

#### **Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (GW: Minor), to protect groundwater quality.

The presence of a sensitive aquifer (Minor Aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**46) The Old Lamp Works, 25 High Path, Colliers Wood, London, SW19 2LQ**

Minor Aquifer, SPZ2, adjacent to investigated site.

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site. The presence of a sensitive aquifer (SPZ2 and Minor Aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**48) Land at Bushey Road, 80-88 Bushey Road, Raynes Park, London, SW20 0JH**

Small corner SW of site in FZ3, Minor Aquifer

**Flood Risk**

A Sequential Test should be undertaken to ensure there is no reasonable alternative land at lower flood risk that can be developed prior to this site. If not, any proposed uses must be appropriate for the degree of flood risk at the site. If so, a Flood Risk Assessment will need to be submitted with any planning application to make sure, all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is partly in FZ3 and a critical drainage area.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site. The presence of a sensitive aquifer (Minor Aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**49) Wimbledon Delivery Office, 12 Cranbrook Road, Wimbledon, London, SW19 4HD**

Borehole well springs within site boundary

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area. The site is located in a critical drainage area.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

**50) 7, 8 and 12 Waterside Way, 7, 8 and 12 Waterside Way, Tooting, London, SW17 0HB**

(7 & 8 ) FZ3, Borehole well springs 32m from site.

(12) FZ3, Adjacent Wandle/Graveney/Norbury Brook, Minor Aquifer. Borehole well springs 21m from site.

**Flood Risk**

A Sequential Test should be undertaken to ensure there is no reasonable alternative land at lower flood risk that can be developed prior to this site. If not, any proposed uses must be appropriate for the degree of flood risk at the site. If so, a Flood Risk Assessment will need to be submitted with any planning application to make sure, all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ3b and a critical drainage area. The Flood Risk Assessment should also consider the treatment of the non-main rivers that pass through the site and the site's drainage such that off-site flood risk is sufficiently reduced and SUDS incorporated.

**Biodiversity and Recreation**

We encourage the enhancement of rivers for flood risk, biodiversity and recreation reasons. Therefore, we recommend the naturalisation of the river bank, setting back of any flood defences and provision of public access walkways within the vicinity of the adjacent river.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

**55) Field B St Catherine's Square West Barnes, Grand Drive, Raynes Park, London, SW20 9NA**

FZ3, Adjacent Pyl Brook, Minor Aquifer

**Flood Risk**

A Sequential Test should be undertaken to ensure there is no reasonable alternative land at lower flood risk that can be developed prior to this site. If not, any proposed uses must be appropriate for the degree of flood risk at the site. If so, a Flood Risk Assessment will need to be submitted with any planning application to make sure, all sources of flooding, including fluvial, are considered and sufficiently mitigated for because the site is in FZ3 and a critical drainage area. The Flood Risk Assessment should also consider the treatment of the non-main rivers that pass through the site and the site's drainage such that off-site flood risk is sufficiently reduced and SUDS incorporated.

**Biodiversity and Recreation**

We encourage the enhancement of rivers for flood risk, biodiversity and recreation reasons. Therefore, we recommend the naturalisation of the river bank, setting back of any flood defences and provision of public access walkways within the vicinity of the adjacent river.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the lack of historical detail concerning the site's previous uses and therefore inability to eliminate the possibility that these were potentially contaminating, due to the presence of a sensitive aquifer (minor aquifer), to protect groundwater quality.

The presence of a sensitive aquifer (minor aquifer) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**59) Corner Baltic Close and High Street Colliers Wood, 194-196 High Street Collier's Wood, Colliers Wood, London, SW19 2BH**

FZ2, SPZ1

**Flood Risk**

A Flood Risk Assessment will be needed to be submitted with any planning application to make sure all sources of flooding, including surface water, are considered and sufficiently mitigated for because the site is in a critical drainage area and has historical surface water issues.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.

The presence of a sensitive aquifer (SPZ1) means infiltration is likely to be restricted to make sure groundwater quality is not affected by any development.

**60) York Close Car Park, Car Park Adj No 18, York Close**

Merton D culvert running through site

**Biodiversity**

We encourage the de-culverting of rivers for flood risk and biodiversity reasons. Therefore, the possible de-culverting of the non-main rivers on-site should be considered.

**Groundwater Protection**

A preliminary risk assessment of any contamination on site will be needed to be submitted with any planning application due to the past, potentially contaminating, uses on site.