

Appendix D – List of Flood Risk Sites

Site ID	Address	Units	Administration GLs recommendation	Reason	Change from previous recommendation?
ST1/029	Surrey CC Buildings, Burges Way	30	Remove from Local Plan	Not suitable for residential use due to flood risk.	No
ST1/030	Fairways Day Centre, Knowle Green	30	Remove from Local Plan	Not suitable for residential use due to flood risk.	No
ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street	158	Retain but for leisure / recreation use.	47% in FZ3b - functional flood plain and 51% in FZ3a. Considered unsuitable for residential use but site has the potential for leisure and/or recreation use so can remain in the Local Plan as an allocation for this purpose rather than residential. It is proposed to amend the allocation to reflect this and also clarify development is not permitted in areas of Flood Zone 3b Functional Floodplain. This part of the site will be retained as floodplain and steps should be taken to restore the land to provide a more natural edge of the River Thames.	Amend to "leisure/recreation use to include hotel"
ST4/011	Thames Lodge, Thames Street	40	Remove from Local Plan	23% in FZ3b - functional flood plain and 72% in FZ3a. Considered unsuitable for residential use due to flood risk.	No

ST4/010	Riverside Surface Carpark, Thames Street	35	Retain in Years 11-15	<p>0% in FZ3b - functional flood plain and 100% in FZ3a. Propose to amend allocation to state "<i>Up to a maximum of 35 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to design and engineering solutions. It is likely that the River Thames Scheme will need to be implemented before residential development is permitted on the site.</i></p>	No
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ST1/028	Leacroft Youth and Community Centre, Leacroft	17	Retain but move to later part of plan period	<p>0% in FZ3b - functional flood plain and 84% in FZ3a. There is existing built development on site, new footprint should not exceed that of the existing building and where possible should be reduced. Propose to amend allocation to state <i>"Up to a maximum of 17 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to design and engineering solutions. The Council will ensure that emergency planners and the Environment Agency are satisfied with any necessary emergency evacuation plans before permission is granted. In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced".</i></p>	Move to 11-15
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ST4/009a	The Elmsleigh Centre and adjoining land, South Street	676	Retain in Years 11-15	<p>0% in FZ3b - functional flood plain and 66% in FZ3a. Key town centre site. There is large existing built development on site, new footprint should not exceed that of the existing building and where possible should be reduced. Pedestrian access shown to be available at Low hazard beneath railway line, through to George Street and Kingston Road. Propose to amend allocation to state <i>"Up to 676 units, subject to the outcomes of the design code work. The Council will ensure that emergency planners and the Environment Agency are satisfied with any necessary emergency evacuation plans before permission is granted. In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced"</i>.</p>	Keep as per recommendation, change figure to 'up to'
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ST4/009b	Tothill Carpark (The Elmsleigh Centre)	174	Retain in Years 11-15	<p>0% in FZ3b - functional flood plain and 66% in FZ3a. Key town centre site. There is large existing built development on site, new footprint should not exceed that of the existing building and where possible should be reduced. Pedestrian access shown to be available at Low hazard beneath railway line, through to George Street and Kingston Road. Propose to amend allocation to state <i>"Up to 174 units, subject to the outcomes of the design code work. The Council will ensure that emergency planners and the Environment Agency are satisfied with any necessary emergency evacuation plans before permission is granted. In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced"</i>.</p>	Same principle as ST4/009a
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ST4/026	Communications House, South Street	120	Retain in Years 11-15	<p>Propose to amend allocation to state <i>"Up to 120 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted. In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced".</i></p>	Same principle as ST4/009a
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ST4/028	William Hill/Vodafone, 91, High Street	14	Retain in Years 11-15	<p>Propose to amend allocation to state <i>"Up to 14 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No
ST4/004	96-104, Church Street (Small industrial estate)	100	Retain in Years 6-10	<p>Propose to amend allocation to state <i>"Up to 100 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No

ST4/023	Two Rivers Retail Park Terrace, Mustard Mill Road	750	Retain in Years 6-10	<p>Propose to amend allocation to state <i>"Up to 750 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No
ST4/024	Frankie & Benny's/Travelodge, Two Rivers, Hale Street	55	Retain in Years 6-10	<p>Propose to amend allocation to state <i>"Up to 55 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No

ST4/019	Debenhams site, 35-45, High Street	150	Retain in Years 6-10	Propose to amend allocation to state <i>"Up to 150 units, subject to the outcomes of the design code work. Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). As a number of sites are being identified for potential redevelopment in Staines town centre, a wider plan for access to and from the town will be implemented to allow delivery of the sites. This will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted"</i> .	No
ST1/037	Thameside House, South Street	105	Retain Years 1-5	Propose to amend allocation to state <i>"Up to 105 units, subject to the outcomes of the design code work"</i>	No
ST3/014	Birch House/London Road, Fairfield Avenue	400	Retain in Years 6-10	Propose to amend allocation to state <i>"Up to 400 units, subject to the outcomes of the design code work"</i>	No
ST3/012	Staines Telephone Exchange, Fairfield Avenue	180	Retain in Years 11-15	Propose to amend allocation to state <i>"Up to 180 units, subject to the outcomes of the design code work"</i>	No
ST3/004	34-36 (OAST House) /Car park, Kingston Road	180	Retain Years 1-5	Low hazard site.	Change to 'up to 180' and include reference to Design Codes
ST1/031	Thameside Arts Centre, Wyatt Road	19	Retain in Years 11-15	Low hazard site.	No

SH1/010	Shepperton Library, High Street	10	Retain in Years 11-15	<p>Propose to amend allocation to state <i>"Up to 10 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). An emergency evacuation plan will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No
SH1/015	Shepperton Youth Centre, Laleham Road	25	Retain in Years 11-15	<p>Propose to amend allocation to state <i>"Up to 25 units, subject to the outcomes of the design code work.</i></p> <p><i>Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). An emergency evacuation plan will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted".</i></p>	No

SH2/003	Shepperton Delivery Office, 47, High Street	10	Retain in Years 11-15	Propose to amend allocation to state <i>"Up to 10 units, subject to the outcomes of the design code work. Any residential development on the site will be subject to providing safe access (dry or Low hazard) for occupants to an area outside the floodplain during the design flood event (1% AEP). An emergency evacuation plan will be developed in close consultation with Emergency Planning and the Environment Agency to ensure the safety of occupants before permission is granted"</i> .	No
RL1/011	Land at Staines and Laleham Sports Club, Worple Road	52	Not discussed	Low hazard site.	No
AT1/012	Ashford Community Centre, Woodthorpe Road	32	Not discussed	Low hazard site.	No
ST4/025	Land at Coppermill Road, Coppermill Road	15	Not discussed	Low hazard site.	No