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**Sutton Local Plan  
Level 1 Strategic Flood Risk Assessment (SFRA)**

**APPENDICES**

**Prepared by AECOM on behalf of LB Sutton  
December 2015**



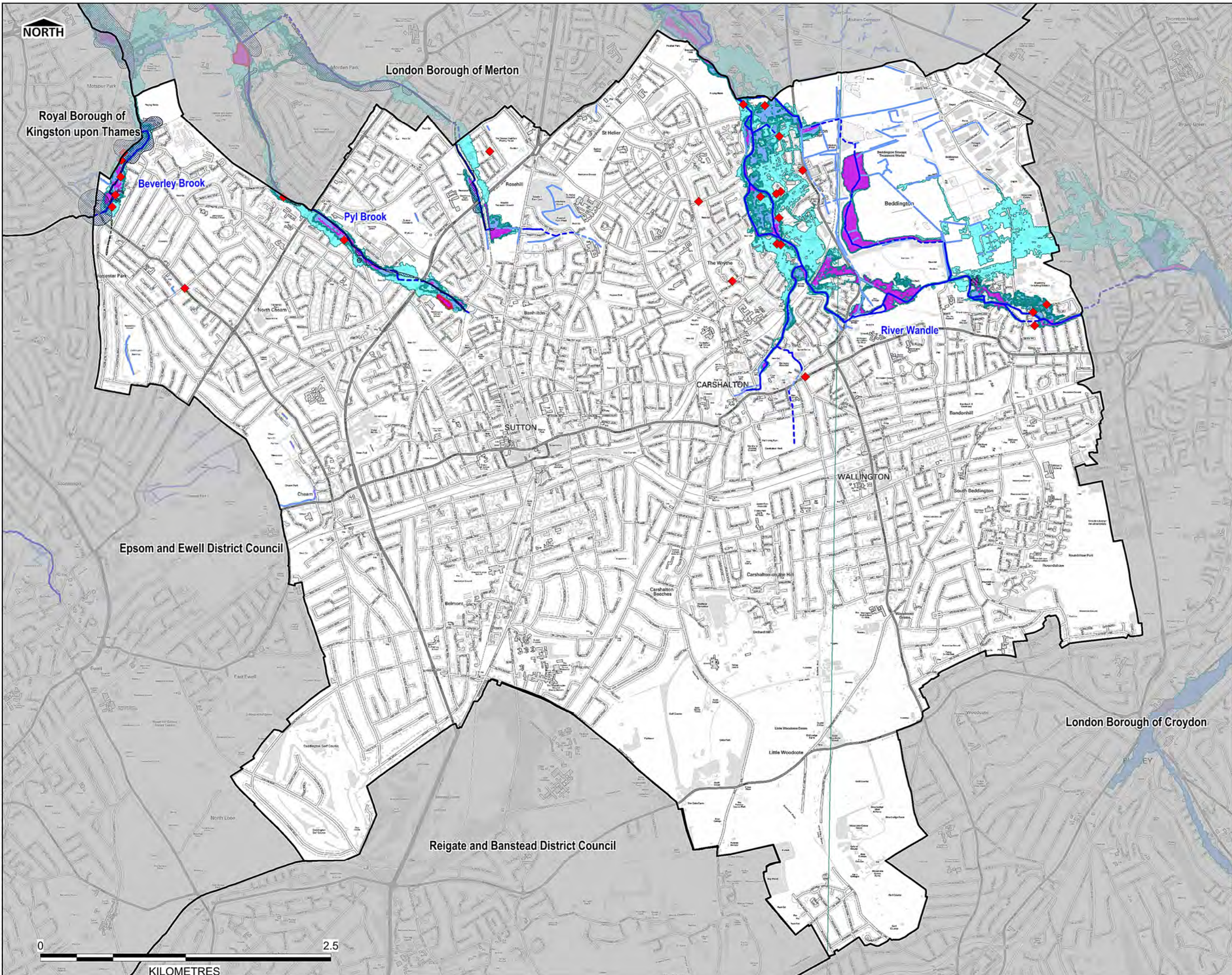
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# **APPENDIX A**

## **BOROUGH FLOOD MAPS**







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**LEGEND**

- Borough Boundary
- Main River (open)
- Main River (culverted)
- Ordinary Watercourse (open)
- Ordinary Watercourse (culverted)

**Flood Zones**

- Flood Zone 1 Low Probability
- Flood Zone 2 Medium Probability
- Flood Zone 3a High Probability
- Flood Zone 3b Functional Floodplain
- 1% AEP incl. Climate Change Defended
- Flood Defences
- Areas Benefitting from Flood Defences
- Flood Storage Areas
- Historic Flood Map
- Council Records of River Flooding

**Notes**

Main Rivers are designated by Defra on a 'Main River Map'. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only. However overall responsibility for maintenance lies with the riparian owners.

The Environment Agency Flood Map for Planning (Rivers and Sea) is available on the Environment Agency website ([www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)) and displays the risk of flooding based on probability.

Flood Zone 1: Land assessed, ignoring the presence of flood defences, as having a less than 0.1% annual probability of fluvial or tidal flooding.

Flood Zone 2: Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any year.

Flood Zone 3: Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding in any year.

The Flood Map displays the location of linear raised flood defences such as embankments and walls.

Flood storage areas, land designated and operated to store flood water are displayed in a separate polygon layer.

Land that may benefit from the presence of major defences during a 1% fluvial or 0.5% tidal flood event. These are areas that would flood if the defence were not present, but may not flood because the defence is present. Areas benefiting from flood storage areas may be remote from the flood defence structure.

This map is intended to provide a strategic overview of fluvial flood risk and should not be used to assess flood risk for individual properties.

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Purpose of Issue  
**FINAL**



Project Title  
**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title  
**FLUVIAL FLOOD RISK SUTTON**

Drawn	Checked	Approved	Date
CB	SL	EG	23/10/2015

URS Internal Project No.  
**47072816**

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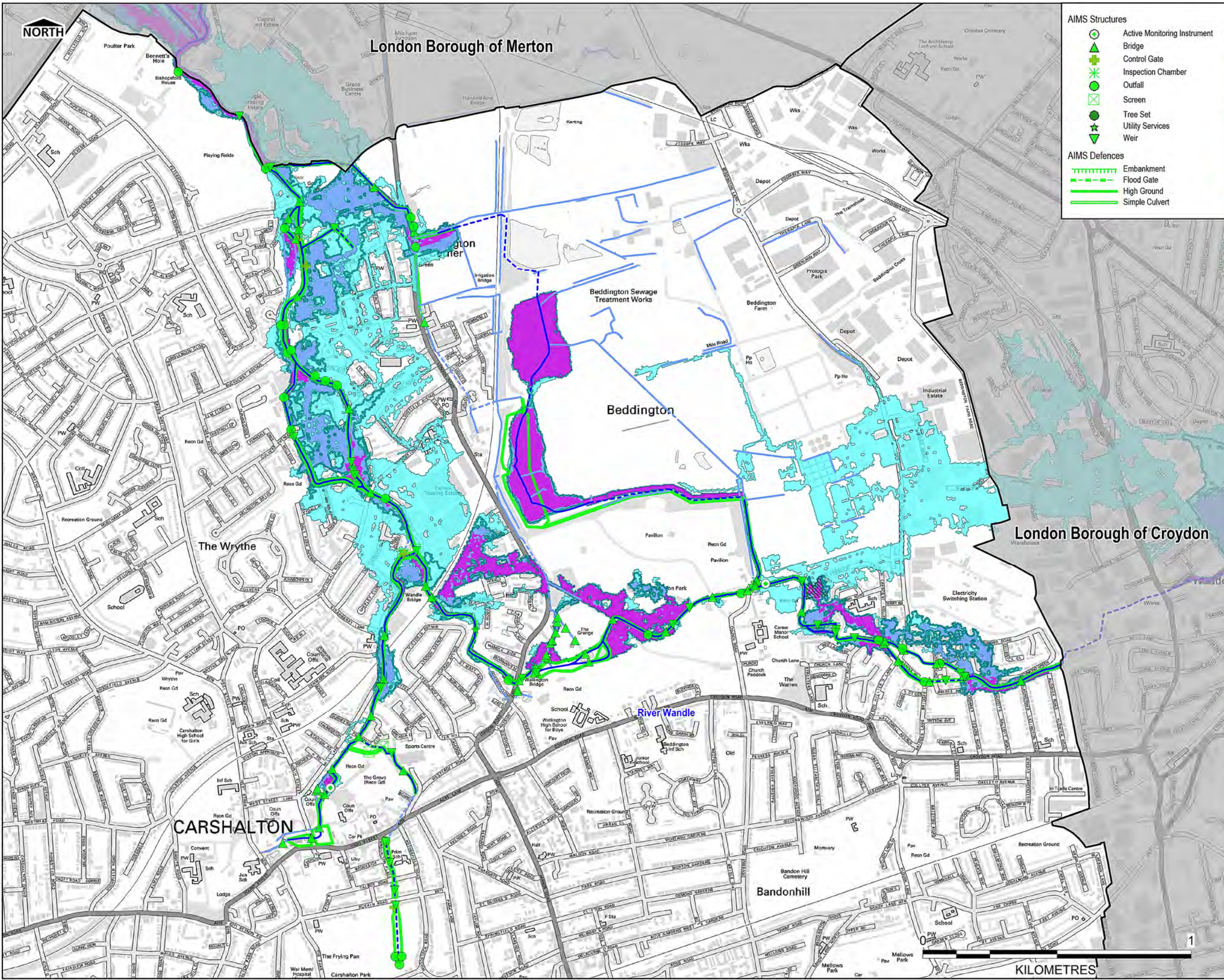


Drawing Number  
**FIGURE 4.1**

Rev  
**2**

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- AIMS Structures**
- Active Monitoring Instrument
  - Bridge
  - Control Gate
  - Inspection Chamber
  - Outfall
  - Screen
  - Tree Set
  - Utility Services
  - Weir
- AIMS Defences**
- Embankment
  - Flood Gate
  - High Ground
  - Simple Culvert

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Project Title  
**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title  
**FLUVIAL FLOOD RISK AND AIMS FLOOD DEFENCES SUTTON**

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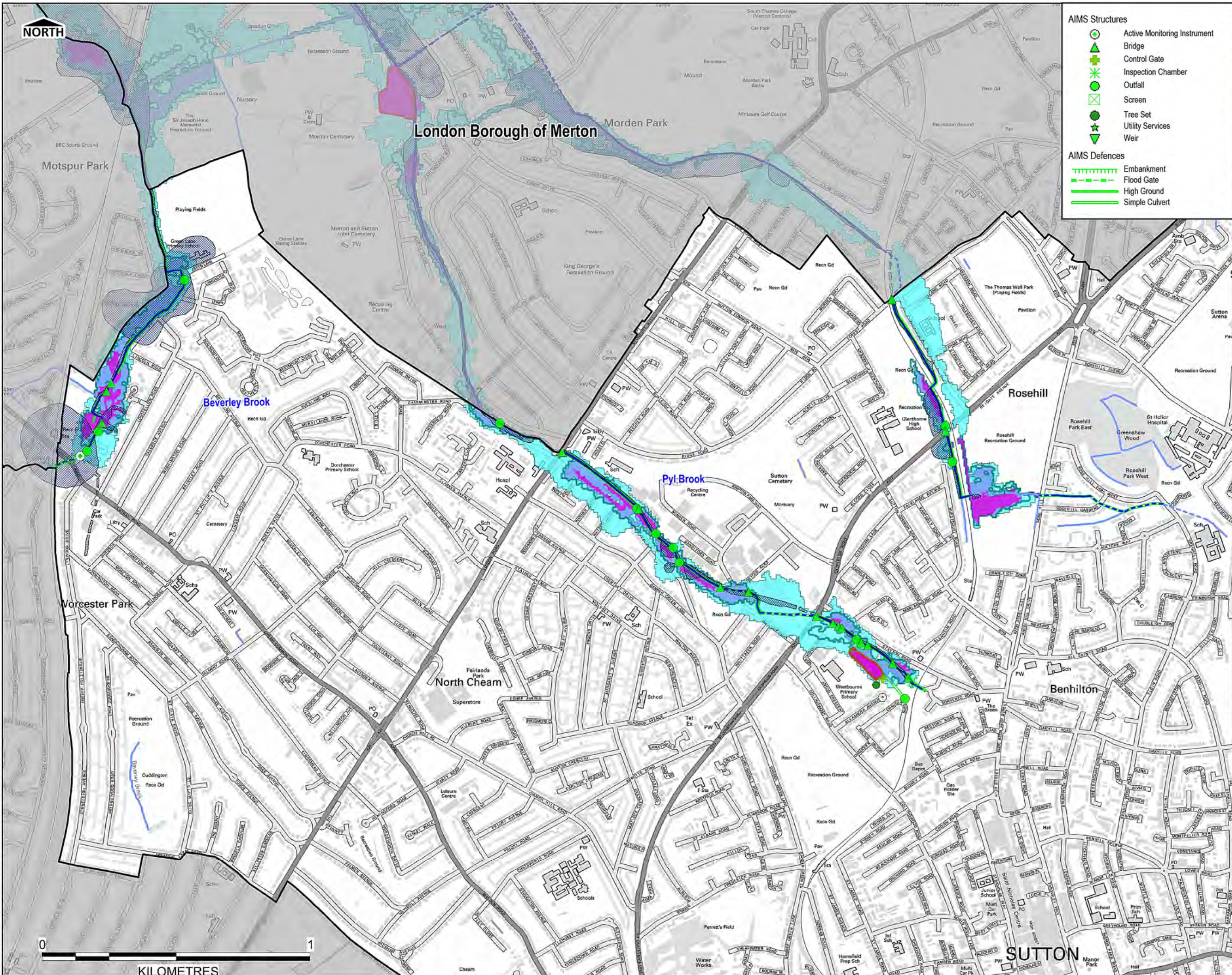


Drawing Number  
**FIGURE 4.1 INSET 1**

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**2**

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- AIMS Structures**
- Active Monitoring Instrument
  - Bridge
  - Control Gate
  - Inspection Chamber
  - Outfall
  - Screen
  - Tree Set
  - Utility Services
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LONDON BOROUGH OF CROYDON,  
SUTTON, MERTON AND WANDSWORTH  
LEVEL 1 STRATEGIC FLOOD  
RISK ASSESSMENT

**Drawing Title**  
FLUVIAL FLOOD RISK AND  
AIMS FLOOD DEFENCES  
SUTTON

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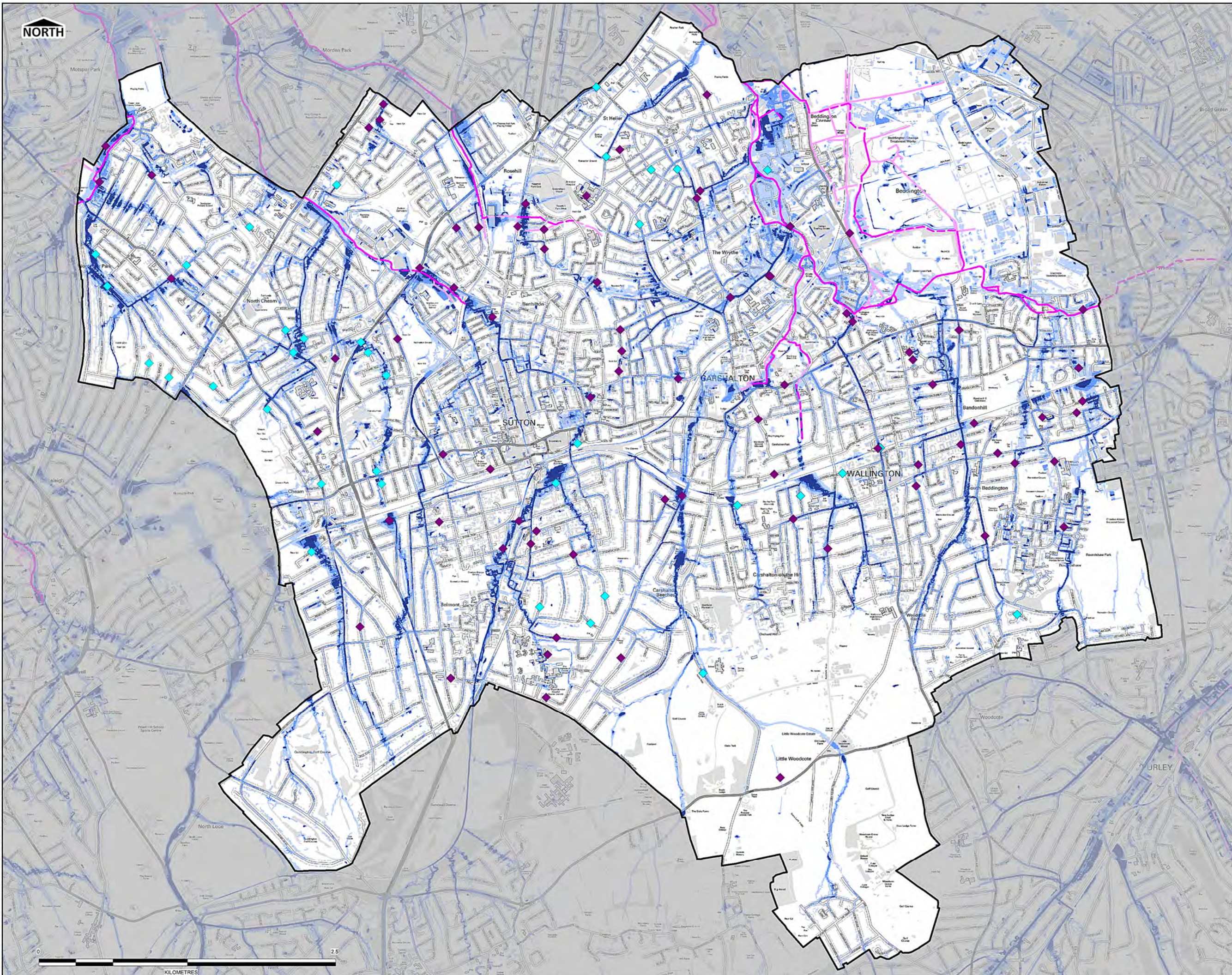


**Figure Number**  
FIGURE 4.1 INSET 2

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- LEGEND**
- Borough Boundary
  - Main River (open)
  - Main River (culverted)
  - Ordinary Watercourse (open)
  - Ordinary Watercourse (culverted)

- Risk of Flooding from Surface Water**
- High Risk (3.3% AEP)
  - Medium Risk (1% AEP)
  - Low Risk (0.1% AEP)
  - Very Low Risk (<0.1% AEP)
  - Surface Water Flooding Records (Council)
  - Unknown Source Flooding Records (Council)

**Notes**  
 This map shows the predicted likelihood of surface water flooding based on the Environment Agency's updated Flood Map for Surface Water (uFMSW) data, which may be subject to further analysis in the future. Further information is provided on the Environment Agency website ([www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)).

The Risk from Surface Water Flooding is divided into categories:  
 High: each year, the chance of flooding is greater than 1 in 30 (3.3%).  
 Medium: each year, the chance of flooding is between 1 in 100 (1%) and 1 in 30 (3.3%).  
 Low: each year, the chance of flooding is between 1 in 1000 (0.1%) and 1 in 100 (1%).  
 Very Low: each year, the chance of flooding is less than 1 in 1000 (0.1%).

The potential impact of surface water flooding can vary according to the depth of the water, and its velocity (speed and direction that it is flowing in).

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. This type of flooding can be difficult to predict as it is hard to forecast exactly where or how much rain will fall in any storm.

This map is intended to provide a strategic overview of surface water flood risk and should not be used to assess flood risk for individual properties.

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Project Title  
**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title  
**SURFACE WATER FLOOD RISK SUTTON**

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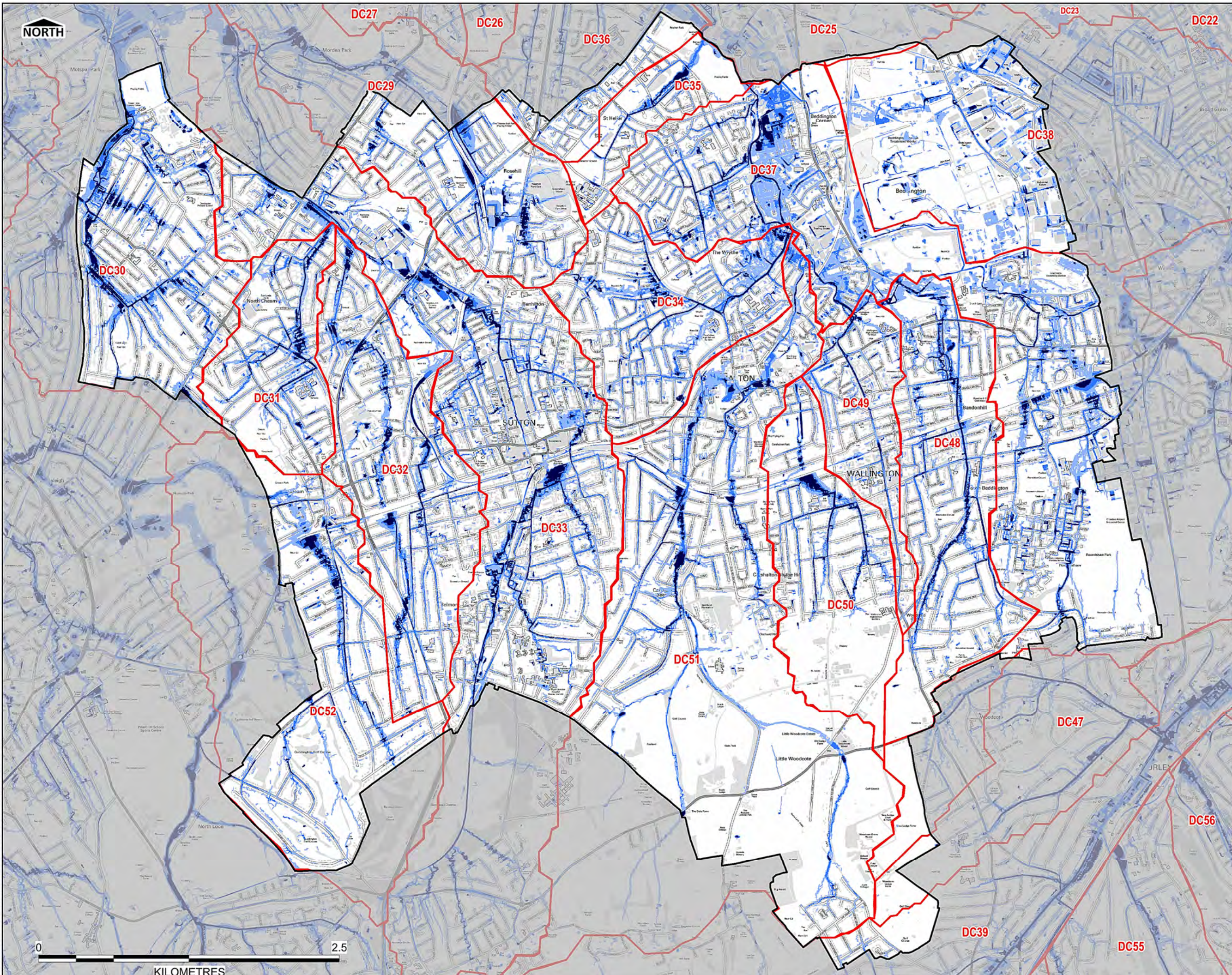
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<b>FIGURE 4.2</b>	<b>2</b>

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**LEGEND**

- Borough Boundary
- Drainage Catchments
- Risk of Flooding from Surface Water**
- High Risk (3.3 percent AEP)
- Medium Risk (1 percent AEP)
- Low Risk (0.1 percent AEP)
- Very Low Risk (<0.1 percent AEP)

**Notes**  
 Drainage Catchments are based on the natural catchments and watersheds provided within the Flood Estimation Handbook CD-ROM which have then been amended using local knowledge to account for significant infrastructure within the study area that could impact on drainage such as railway lines.

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Drawing Title:  
**DRAINAGE CATCHMENTS AND UFMFSW SUTTON**

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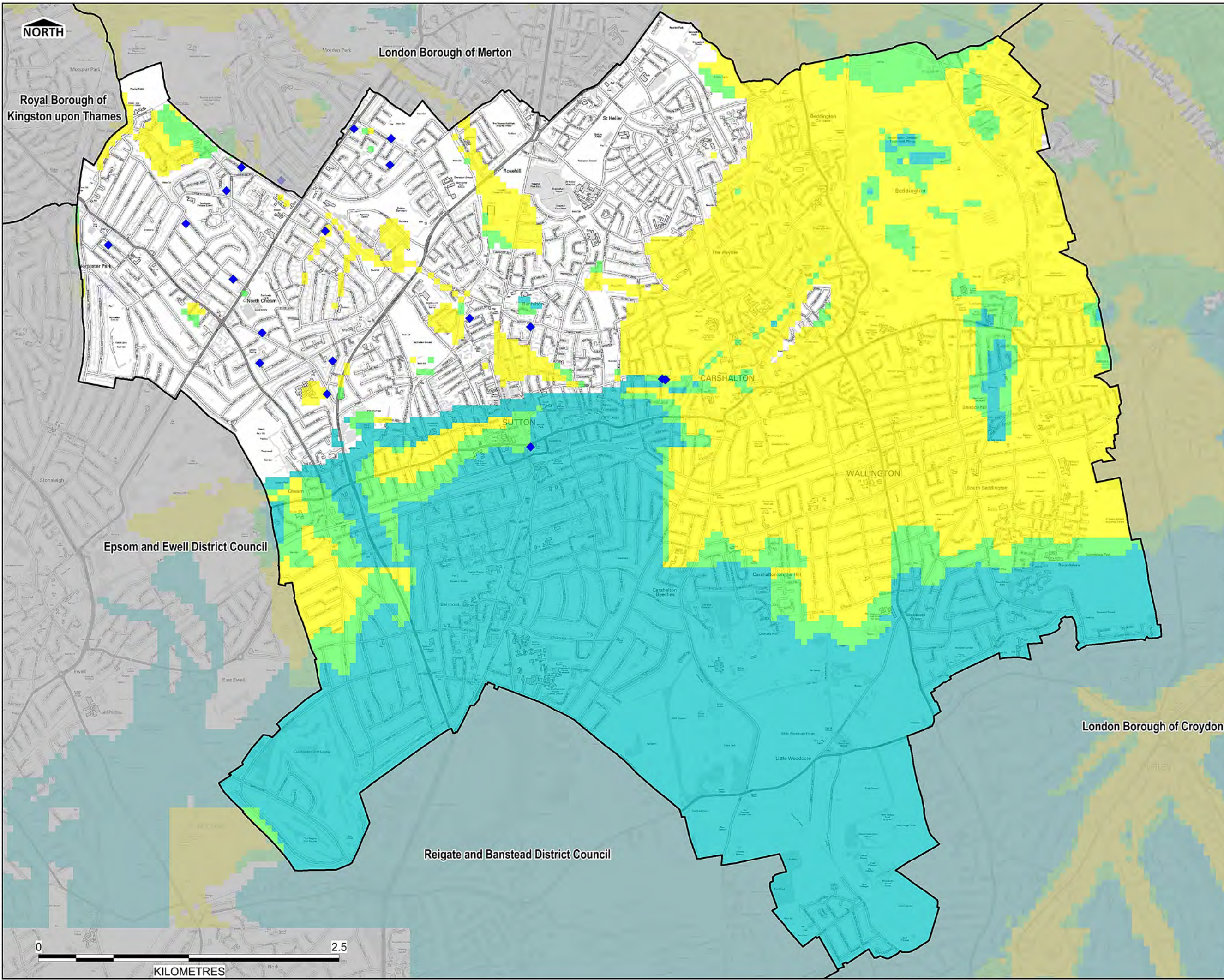
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<b>FIGURE 4.3</b>	<b>2</b>

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**LEGEND**

- Borough Boundary
- Groundwater Flooding Record (Council)

**BGS Susceptibility to Groundwater Flooding**

- Limited potential for groundwater flooding to occur
- Potential for groundwater flooding of property situated below ground level
- Potential for groundwater flooding to occur at surface

**Notes**  
 Groundwater flooding (defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded) is increasingly being recognised as a hazard. However, until the wet winter of 2000/2001 it had received little attention from the research community in the UK. Local knowledge of historic groundwater flooding events had generally been the only guide to an area's susceptibility to flooding. Unfortunately, local knowledge is patchy and can be unreliable and often groundwater flooding is not recognised as a distinct event, being masked by surface water floods.

In response to the need for more information on groundwater flooding, BGS has produced the first national dataset on the susceptibility of groundwater flooding, covering England, Wales and Scotland.

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The confidence dataset will help in this assessment. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

This map is intended to provide a strategic overview of susceptibility to groundwater flooding and should not be used to assess flood risk for individual properties.

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**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title  
**BGS SUSCEPTIBILITY TO GROUNDWATER FLOODING SUTTON**

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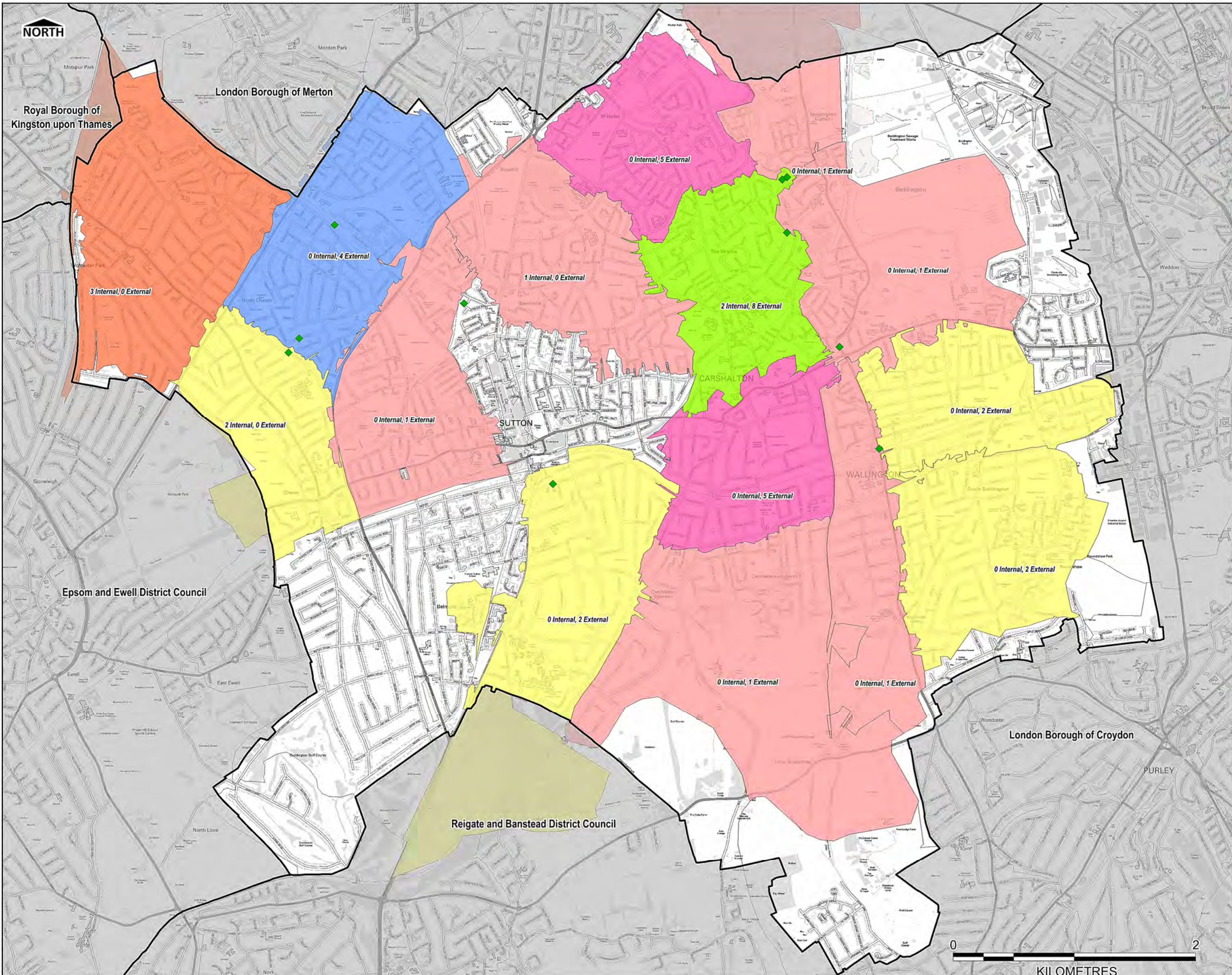
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<b>FIGURE 4.4</b>	<b>2</b>





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**LEGEND**

— Borough Boundary

**Thames Water Sewer Flooding Records**

- 1 (Light Red)
- 2 (Yellow)
- 3 (Orange)
- 4 (Blue)
- 5 (Pink)
- 10 (Green)

◆ Council Sewer Flooding Records

**Notes**

Thames Water Utilities Ltd has provided an extract from their DG5 Register for the study area. Due to data protection requirements the data has not been provided at individual property level, rather the register comprises the number of properties within 4 digit postcode areas that have experienced flooding either internally or externally within the last 10 - 20 years. For the purpose of this study, records for the last 10 years have been used.

It should be noted that records only appear on the DG5 Register where they have been reported to TWUL, and as such they may not include all instances of sewer flooding.

Furthermore given that TWUL target these areas for maintenance and improvements, areas that have experienced flooding in the past may no longer be at greatest risk of flooding in the future.

This map is intended to provide a strategic overview of areas at risk of sewer flooding and should not be used to assess flood risk for individual properties.

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Project Title

**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title

**SEWER FLOODING RECORDS SUTTON**

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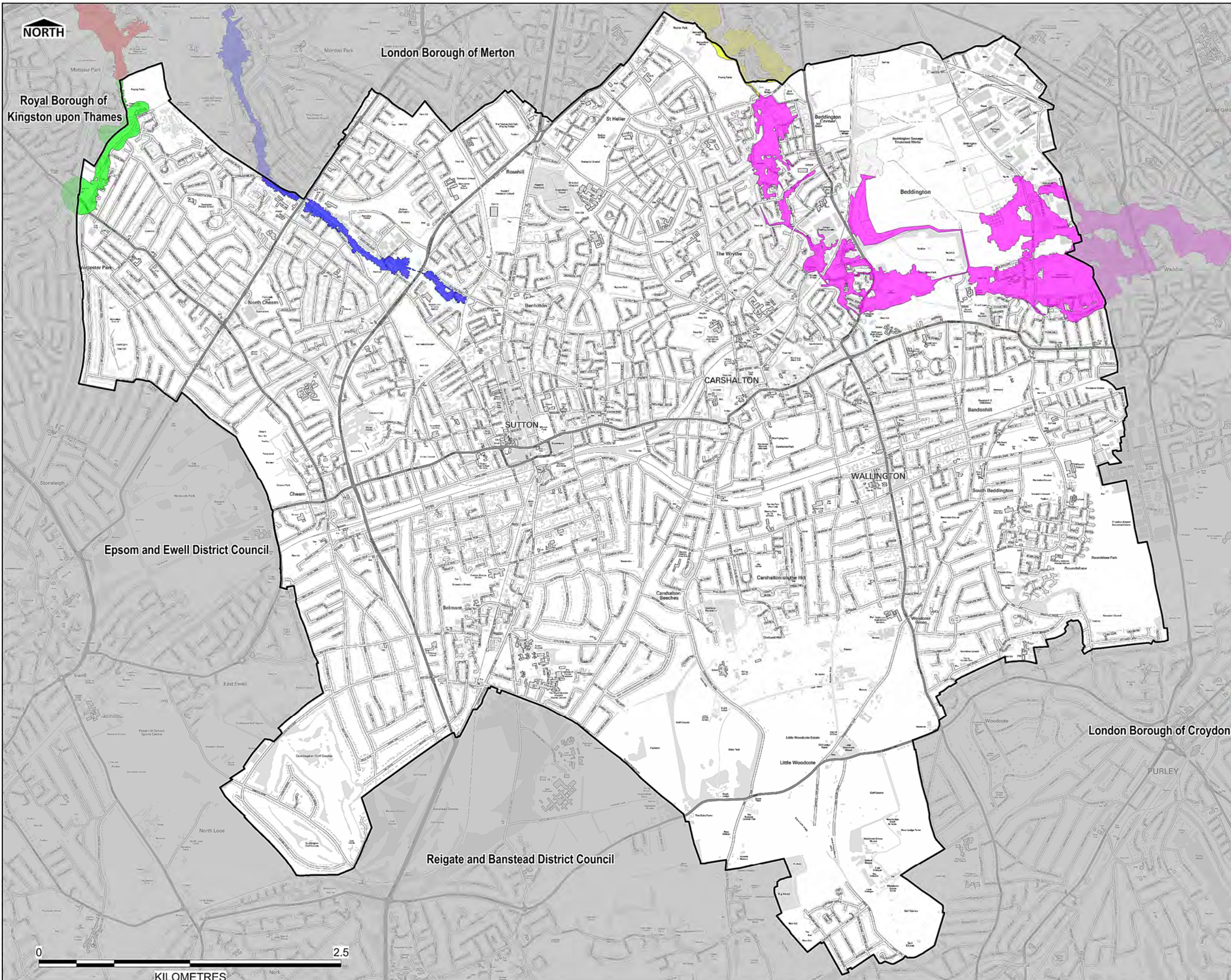
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Drawing Number	Rev
<b>FIGURE 4.5</b>	<b>2</b>

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**LEGEND**

— Borough Boundary

**Flood Warning Areas**

- Beverley Brook at West Barnes
- Beverley Brook at Worcester Park
- Pyl Brook at North Cheam
- River Wandle at Beddington Park
- River Wandle at Morden

**Notes**

The Environment Agency provide a free flood warning service for many areas at risk of flooding from rivers and the sea. In some parts of England the Environment Agency may be able to provide warnings when flooding from groundwater is possible.

The Environment Agency free flood warning service can provide advance notice of flooding and can provide time to prepare.

The Environment Agency issue flood warnings to homes and businesses when flooding is expected. Upon receipt of a flood warning, occupants should take immediate action.

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Project Title  
**LONDON BOROUGHS OF CROYDON, SUTTON, MERTON AND WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title  
**FLOOD WARNING AREAS - SUTTON**

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Drawing Number <b>FIGURE 4.6</b>	Rev <b>2</b>
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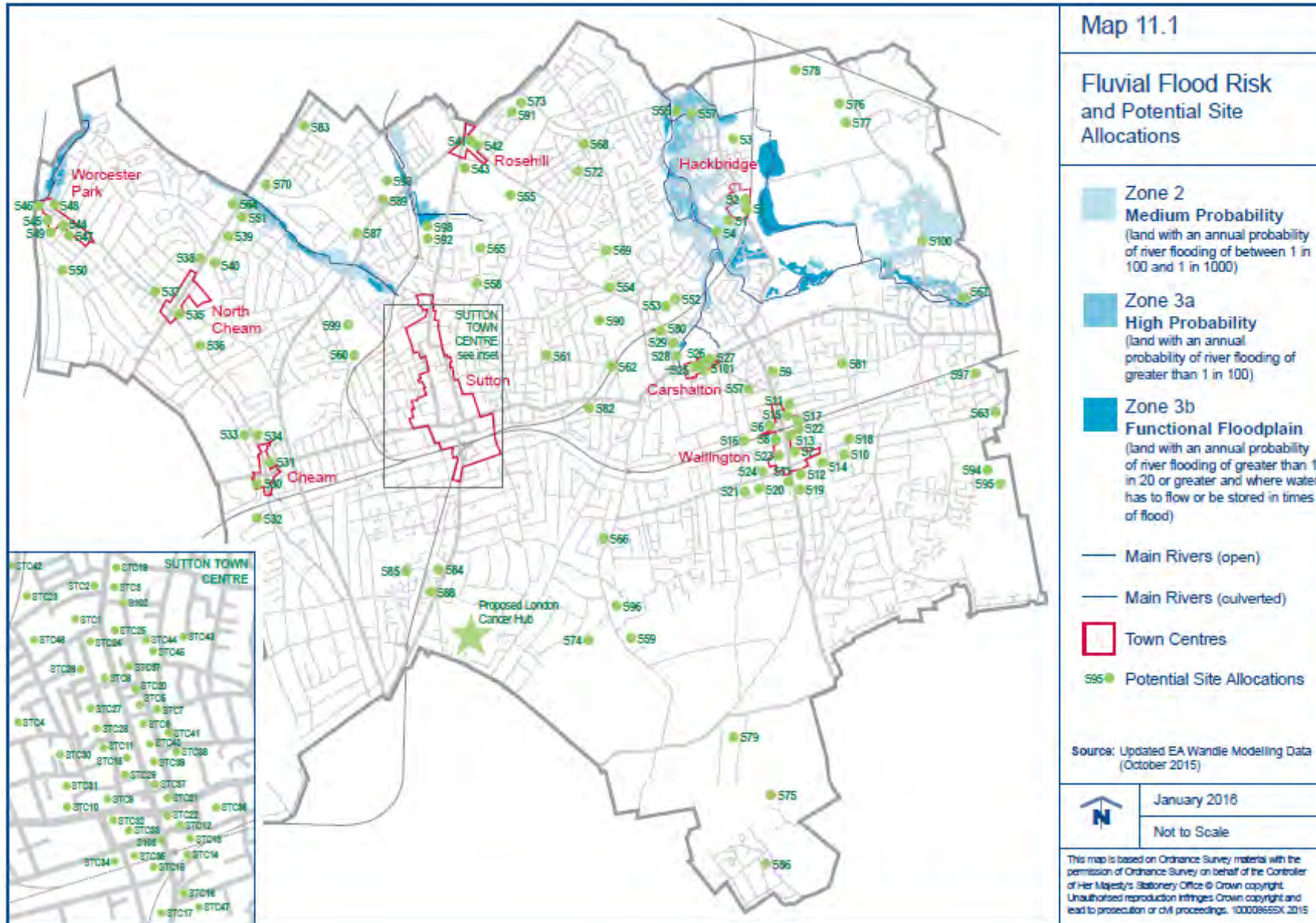
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# **APPENDIX B**

## **FLOOD RISK ASSESSMENT FOR POTENTIAL SITE ALLOCATIONS INCLUDED IN LOCAL PLAN ISSUES AND PREFERRED OPTIONS DOCUMENT**



Map of Potential Site Allocations against fluvial flood risk





**SFRA Level 1 - Flood Risk Assessment for Potential Site Allocations**

REF	SITE	LOCALITY	SOURCE	AREA (HA)	CURRENT USE	POSSIBLE FUTURE USE	FLOOD VULNERABILITY OF PROPOSED USE	FLUVIAL FLOODING					FLUVIAL FLOOD RISK SUMMARY	SURFACE WATER FLOODING			GROUND-WATER FLOOD RISK SUMMARY
								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low	SURFACE WATER FLOOD RISK SUMMARY	
STC1	The Old Gas Works Site	Sutton TC	LDF Site STCN1	2.3	Former gas holder/ industrial/ retail/ vacant offices/ car park	Retail/ residential/ hotel/ offices/ safeguarded for Tramlink	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium
STC2	Morrisons Local and Car Park	Sutton TC	LDF Site STCN2	0.22	Retail and car park	Retail/ residential/ community/ office	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium
STC3	Former Burger King Site	Sutton TC	LDF Site STCN3	0.201	Former restaurant/ car park	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium
STC4	Sutton West Centre, Robin Hood Lane	Sutton TC	LDF Site BW5	1.58	Community – Youth and Education Services	Community/ residential/ education	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low
STC5	North of Lodge Place	Sutton TC	LDF Site STCC1	0.220	Vacant site and medical practice	Retail/ residential/ leisure/ health	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low
STC6	South of Lodge Place	Sutton TC	LDF Site STCC2	0.40	Retail and car park	Retail/ residential/ office/ commercial/ leisure	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Low
STC7	Kwikfit, Throwley Lane	Sutton TC	LDF Site STCC3	0.070	Car repair	Hotel/ retail/ residential/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low
STC8	North of Greenford Road	Sutton TC	LDF Site STCC4	0.070	Dwelling/ offices/ vacant yard	Residential/ retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium
STC9	Civic Centre, St Nicholas Way	Sutton TC	LDF Site STCW1	0.90	Council offices/ library/ educational facilities/ retail/ community facility units/ car park	Offices/ community facilities/ cultural/ retail/ residential/ education	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium
STC10	Secombe Theatre	Sutton TC	LDF Site STCW2	0.486	Theatre/ place of worship	Residential/ office/ theatre/ education	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium
STC11	Beech Tree Place	Sutton TC	LDF Site STCW3	0.43	Residential (sheltered / supported housing)/ community uses.	Residential/ community facilities/ offices/ small business/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium
STC12	North Sutton Court Road Sites	Sutton TC	LDF Site STCS1	0.22	Offices and vacant site	Residential/ offices/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	High
STC13	South of Sutton Court Road	Sutton TC	LDF Site STCS2	0.85	Vacant offices/ residential	Residential/ offices/ retail/ restaurants/leisure/ hotel/ land safeguarded for Tramlink	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	High
STC14	Sutton Station and Car Park	Sutton TC	LDF Site STCS3	1.3	Railway station/ retail/ car park	Retail/ offices/ residential/ car park/ leisure/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low



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								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
STC15	Shops opposite Sutton Station	Sutton TC	LDF Site STCS4	0.24	Retail/ takeaways/offices/ residential	Retail/ residential/ offices/ hotel	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
STC16	Sutherland House, Brighton Road	Sutton TC	LDF Site STCS5	0.26	Vacant offices/ retail/ restaurant.	Residential/ retail/ commercial	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
STC17	Petrol Garage North of Subsea7	Sutton TC	LDF Site STCS6	0.32	Offices/ petrol station/ retail	Residential/ offices/ petrol station/ retail	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
STC18	Superbowl Sutton, St Nicholas Way	Sutton TC	Other Sites	0.14	Bowling alley/ leisure facilities	Leisure facilities/ hotel/ restaurant/ retail/ residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
STC19	Helena House, 348-352 High Sreet	Sutton TC	O to R Prior Approvals	0.114	Offices	Residential/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
STC20	Herald House, 17 Throwley Way	Sutton TC	O to R Prior Approvals	0.05	Offices	Offices/ residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC21	Sutton Park House, Carshalton Road	Sutton TC	O to R Prior Approvals	0.26	Offices	Offices/ residential/ retail/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	High	
STC22	Old Inn House, Carshalton Road	Sutton TC	O to R Prior Approvals	0.084	Offices/ retail/ café	Residential/ offices/ retail/ café	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	High	
STC23	Bus Garage and Allotments, Bushey Rd	Sutton TC	Other Sites	1.05	Bus garage/ allotments	Residential/ bus garage	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	High	
STC24	Halfords Block	Sutton TC	Other Sites	0.304	Retail/ residential	Retail/ residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC25	Matalan Block, High Street	Sutton TC	Other Sites	0.6	Retail/ car park	Retail/ residential/ offices/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
STC26	31-35 St Nicholas Way	Sutton TC	Other Sites	0.09	Retail/ offices	Residential/ retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
STC27	Robin Hood School, St Nicholas Way	Sutton TC	GLA SHLAA 2013	0.86	School	Residential/ education/ retail/ community/ leisure	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
STC28	St Nicholas Centre Car Park	Sutton TC	Other Sites	0.52	Car park	Car park/ residential/ hotel	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
STC29	St Nicholas House, St Nicholas Way	Sutton TC	Other Sites	0.31	Offices/ leisure	Offices/ retail/ residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
STC30	Robin Hood Lane Sites	Sutton TC	Robin Hood Lane Sites	0.567	Health Centre/ community facility/ office/ warehouse	Health Centre/ community facilities/ residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC31	Gibson Road Car Park, Gibson Road	Sutton TC	Other Sites	0.7	Car park	Residential/ retail/ offices/ community/car parking	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC32	City House, Sutton Park Road, Sutton	Sutton TC	Other Sites	0.19	Offices	Residential/ offices/ town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
STC33	Land North of Grove Road, Sutton	Sutton TC	Other Sites	1.0	Residential/ retail/ offices/	Residential/ retail/ offices/	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	High	



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								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
STC34	Greensleeves Manor, Grove Road	Sutton TC	Other Sites	0.26	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
STC35	Land South of Grove Road (Cophall House)	Sutton TC	DWP	0.49	Offices/ post office/ sorting office/ telephone exchange	Residential/offices/ retail/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
STC36	B&Q, Carshalton Road	Sutton TC	Other Sites	2.2	Retail/ car park	Residential/offices/ retail/ other town centre uses/ parking	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
STC37	Wilkinsons, High Street, Sutton	Sutton TC	Call for Sites	0.11	Retail/ car park	Retail/ residential/offices/ community uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC38	Houses adjacent to Manor Park	Sutton TC	Other Sites	0.52	Residential	Residential/ retail/ education	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC39	Rear of Times Square, Throwley Way	Sutton TC	Call for Sites	0.08	Vacant	Retail/ residential/offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC40	Times House, Throwley Way	Sutton TC	Other Sites	0.15	Offices	Residential/offices/ retail	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
STC41	Times Square Car Park, Throwley Way	Sutton TC	GLA SHLAA 2013	0.72	Car Park	Residential/ retail/ offices/ car parking	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
STC42	Chaucer Estate, Chaucer Road	Sutton TC	Other Sites	3.06	Residential	Residential/ allotments/ education	More Vulnerable	99%	1%	0%	0%	Medium	YES	YES	YES	High	High	
STC43	Benhill Estate Benhill Road, Sutton	Sutton TC	Other Sites	6.06	Residential	Residential/ education/ community	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
STC44	Roseberry Gardens	Sutton TC	Crown Agents	0.83	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
STC45	Elm Grove	Sutton TC	Other Sites	0.6	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
STC46	Collingwood Estate, Collingwood Road	Sutton TC	Other Sites	2.830	Residential	Residential/ education	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
STC47	Sutton Court	Sutton TC	Other Sites	2.03	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S1	Felnex Trading Estate, London Road	Hackbridge	LDF Site BW12	7.70	Vacant Industrial Estate	Residential/ retail/ employment/ retail/ community/ health	More Vulnerable	35%	65%	0%	0%	Medium	YES	YES	YES	High	Medium	
S2	Land adjacent to Hackbridge Station	Hackbridge	LDF Site BW13	1.2	Industrial Estate	Residential/ employment	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S3	Land North of BedZED, London Road	Hackbridge	LDF Site BW14	7.54	Open Space	Education/ open Space	More Vulnerable	82%	7%	7%	4%	Very High	NO	YES	YES	Medium	Medium	
S4	Vulcan House, Restmor Way	Hackbridge	O to R Prior Approval	0.08	Offices	Residential/offices/ employment	More Vulnerable	97%	3%	0%	0%	Medium	NO	NO	NO	Low	Medium	
S5	Hackbridge Statn&car park, London Rd	Hackbridge	Other Sites	0.3	Train station/ dentist/ car parking	Residential/ employment/ retail/ car parking	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S6	Railway Approach/car park,off Manor Rd	Wallington	LDF Site BW29	1.10	Offices/ retail/ car parking/ public transport interchange	Residential/ retail/ offices/ leisure/ car parking	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	



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								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
S7	Wallington Square, off Woodcote Road	Wallington	LDF Site BW15	0.600	Residential/retail/ offices	Residential/retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S8	Lidl, Beddington Gardens	Wallington	LDF Site BW30	0.30	Retail	Residential/retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S9	Ludlow Lodge, Alcester Road	Wallington	Call for Sites	0.730	Vacant Council care home/ garages	Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S10	Land rear of 105 Stafford Road	Wallington	Call for Sites	0.17	Warehouse/retail	Residential/retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S11	Clifton Road Hall, Clifton Road	Wallington	Call for Sites	0.05	Community hall and car park	Residential/community hall	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S12	Wallington Hall & car park, Stafford Rd	Wallington	GLA SHLAA 2013	0.54	Public hall and car park	Residential/retail/ public hall/ education/ car park	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S13	Manor Road/ Ross Parade	Wallington	Other Sites	0.65	Retail/ public house/ offices	Residential/retail/ public house/ restaurant	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S14	31-35 Stafford Road	Wallington	Refused Application	0.37	Vacant petrol garage/ car wash	Residential/retail/ offices/ restaurant	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S15	Melbourne Road Car Park	Wallington	Other Sites	0.23	Car park	Residential/retail/ offices/ car park	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S16	Wallington Delivery Office,Grosvenor Rd	Wallington	Other Sites	0.34	Delivery Office	Residential/offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S17	Wallington Tel Exchange,Melbourne Rd	Wallington	Other Sites	0.17	Telephone Exchange	Residential/town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S18	Land at St Elphege's Church Stafford Rd	Wallington	SRQ Study	0.18	Car Park	Residential/retail/ district centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S19	75-77 Woodcote Road, Wallington	Wallington	SRQ Study	0.26	Resource centre and hostel	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S20	19 Stanley Park Road, Wallington	Wallington	SRQ Study	0.11	Vacant residential care home	Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S21	Crusader Hall, Stanley Park Road	Wallington	SRQ Study	0.10	Community hall and car park	Residential/community hall	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S22	Travis Perkins, Ross Parade	Wallington	SRQ Study	0.10	Builder's Merchant	Residential/retail/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S23	Shotfield Car Park, Shotfield Wallington	Wallington	Other Sites	0.4	Car Park	Residential/car park/ district centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S24	Land to rear of 16-18 Stanley Park Rd	Wallington	Call for Sites	0.09	Warehousing	Residential/employment	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S25	Beacon Grove, Carshalton High Street	Carshalton	Other Sites	0.39	Retail/residential/ cafes/ offices	Residential/retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S26	35-37a Carshalton High Street	Carshalton	SRQ Study	0.13	Vacant estate agents	Residential/retail/offices/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S27	Land rear of Charles Cryer Theatre	Carshalton	SRQ Study	0.18	Community facilities	Residential/community facilities	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	



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								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
S28	Stone Court Offices, Mill Lane	Carshalton	Call for Sites	0.050	Offices	Residential/ community facilities/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S29	Old School House, Mill Lane	Carshalton	Call for Sites	0.1	Offices	Residential/ community facilities/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S30	21-25 Ewell Road	Cheam	O to R Prior Approval	0.09	Offices	Residential/ retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S31	40 The Broadway	Cheam	O to R Prior Approval	0.15	Offices/ retail/ restaurants/ cafe	Residential/ retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S32	Peaches Court Sports Club Car Park,	Cheam	SRQ Study	0.18	Car park	Residential/ car park/ sports facilities	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S33	HSS Store, Malden Road	Cheam	SRQ Study	0.20	Retail / vacant land	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S34	42-52 Malden Road	Cheam	SRQ Study	0.15	Petrol garage/ retail	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S35	Victoria House, London Road	North Cheam	LDF Site BW20	0.28	Vacant offices/ retail/ public house	Residential/ retail/ offices	More Vulnerable	98%	2%	0%	0%	Low	NO	NO	NO	Low	Low	
S36	Cheam Leisure Centre, 316 Malden Rd	North Cheam	LDF Site BW3	1.28	Lesiure/ NHS offices	Residential/ community and leisure	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	High	
S37	McMillan Hse,54-56 Cheam Common Rd	North Cheam	O to R Prior Approval	0.45	Offices	Residential/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S38	667-671 London Road	North Cheam	Other Sites	0.37	Council resource centre/ offices	Residential/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S39	Wilson's van Centre, London Road	North Cheam	Other Sites	0.18	Van Hire	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S40	Petrol Station, 688 London Road	North Cheam	SRQ Study	0.3	Petrol garage and convenience store	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S41	Co-op Supermarket, Wrythe Lane	Rosehill	Other Sites	0.43	Supermarket and car park	Residential/ supermarket	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S42	Rear of Rosehill shops, Wrythe Lane	Rosehill	GLA SHLAA 2013	0.25	Garages and services	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S43	104-106 Rose Hill	Rosehill	SRQ Study	0.10	Retail and residential	Residential/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S44	Worcester Park, Library Car Park	Worcester Park	SRQ Study	0.28	Car park	Residential/ offices/ retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S45	1 Lynwood Drive	Worcester Park	SRQ Study	0.13	Dental surgery / car park	Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S46	165-181 Central Road	Worcester Park	SRQ Study	0.44	Mixed-use	Retail/ offices/ residential/ open space/ other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S47	1-9 Windsor Avenue	Worcester Park	Planning Permission	0.1	Retail/ Offices/ Residential/ Public House/ Open Space	Retail/ office residential/ open space / other town centre uses	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	High	
S48	Telephone Exchange, Longfellow Road	Worcester Park	GLA SHLAA 2013	0.360	Telephone Exchange and post office depot	Residential/ offices/ retail	More Vulnerable	63%	37%	0%	0%	Medium	YES	YES	YES	High	Low	
S49	Stone Place Car Park	Worcester Park	SRQ Study	0.27	Car Park	Residential/ car parking	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S50	Scout Hut Braemar Road	Worcester Park	GLA SHLAA 2013	0.60	Community Hall	Community facilities/ residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	



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								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
S51	Haredon House, London Rd, Stonecot	Suburban Heartlands	LDF Site BW2	0.46	Vacant offices	Residential/ retail/ offices	More Vulnerable	98%	2%	0%	0%	Medium	NO	NO	NO	Low	Low	
S52	Council Offices, Denmark Rd, Carshtn	Suburban Heartlands	LDF Site BW10	0.40	Offices	Residential/ education	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S53	Council Car Park,Denmark Rd, Carshtn	Suburban Heartlands	LDF Site BW11	0.40	Car Park	Residential/ Education	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S54	Trading Estate and Gas Holder, Plumpton Way, The Wrythe	Suburban Heartlands	LDF Site BW16	0.70	Industrial Estate / Gas Holder	Industry	Less Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S55	St Helier Hospital, Wrythe Lane, Rosehill	Suburban Heartlands	LDF Site BW17	5.80	Hospital	Health	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S56	Wandle Valley Trading Estate, Mill Green Road, Hackbridge	Suburban Heartlands	LDF Site BW21	2.60	Vacant Industrial Estate	Residential/ industry/ open space	More Vulnerable	11%	63%	17%	9%	Very High	YES	YES	YES	High	Medium	
S57	Mill Green Business Park, Mill Green Road, Hackbridge	Suburban Heartlands	O to R Prior Approval	0.40	Offices	Offices/ Residential	More Vulnerable	4%	88%	8%	0%	High	YES	YES	YES	High	Medium	
S58	Hall, All Saints Road, Benhill Wood Road, Sutton	Suburban Heartlands	LDF Site BW22	0.50	Dwelling/ Hall/ Car Park	Residential/ hall	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S59	Former BIBRA site, Woodmansterne Road, Carshalton	Suburban Heartlands	LDF Site BW23	6.70	Community/ Place of Worship	Community/ Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S60	Sutton United Football Ground, Gander Green Lane, Sutton	Suburban Heartlands	LDF Site BW36	2.40	Football Ground	Sports / community use	Less Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S61	Land to the rear of 107 Westmead Road, Carshalton	Suburban Heartlands	LDF Site BW26	0.46	Industrial Estate	Residential/ retail/ offices	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S62	Allen House, 1 Westmead Road, Carshalton	Suburban Heartlands	O to R Prior Approval	0.042	Offices	Residential/ offices	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S63	Waddon House, 283 Stafford Road, Wallington	Suburban Heartlands	O to R Prior Approval	0.34	Offices	Offices/ Residential/ Industry	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S64	Unicol House, 819-831 London Road, Stonecot	Suburban Heartlands	O to R Prior Approval	0.36	Offices	Offices/ Residential	More Vulnerable	59%	41%	0%	0%	Medium	NO	YES	YES	Medium	Medium	
S65	Aultone Way Allotments, Sutton	Suburban Heartlands	Call for Sites	0.80	Former Allotments/ Open Space	Residential/ urban green space/ allotments	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S66	Garages at Radcliffe Gardens, Sutton	Suburban Heartlands	Call for Sites	0.11	Garages	Residential/ garages	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S67	Richmond Green, Beddington	Suburban Heartlands	Call for Sites	0.48	Residential	Residential	More Vulnerable	68%	11%	21%	0%	High	NO	YES	YES	Medium	Medium	
S68	Assembly Walk, off Green Wrythe Lane, Middleton Circle	Suburban Heartlands	Call for Sites	0.21	Garages / Place of Worship	Residential/ chapel/ community facility	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S69	Former Century Youth Centre, Fellowes Road, The Wrythe	Suburban Heartlands	Call for Sites	0.35	Vacant Youth Centre	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S70	Warehouse, 234 Ridge Road, Sutton	Suburban Heartlands	Call for Sites	0.06	Warehouse	Employment/ residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S71	Camperdown House, 2a Hawthorn Road, Wallington	Suburban Heartlands	Call for Sites	0.13	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S72	Depot, Waltham Road, The Wrythe	Suburban Heartlands	Call for Sites	0.12	Former Depot and Garages	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S73	Hill House, Bishopsford Road, St Helier	Suburban Heartlands	Call for Sites	1.05	Offices	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Low	
S74	Garden Land, Pine Walk, Carshalton	Suburban Heartlands	Call for Sites	0.95	Garden Land	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S75	Woodcote Grove House, Carshalton South and Clockhouse	Suburban Heartlands	Call for Sites	16.49	Carehome	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S76	Land west of Beddington Lane, Beddington (A)	Suburban Heartlands	Call for Sites	4.40	Open Space (MOL)	Industry	Less Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S77	Land west of Beddington Lane, Beddington (B)	Suburban Heartlands	Call for Sites	2.02	Vacant Land (MOL)	Industry	Less Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S78	Land at Jessops Way, Beddington	Suburban Heartlands	Call for Sites	4.20	Go-Kart Track	Industry/ Go-Kart Track	Less Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	



REF	SITE	LOCALITY	SOURCE	AREA (HA)	CURRENT USE	POSSIBLE FUTURE USE	FLOOD VULNERABILITY OF PROPOSED USE	FLUVIAL FLOODING					FLUVIAL FLOOD RISK SUMMARY	SURFACE WATER FLOODING			SURFACE WATER FLOOD RISK SUMMARY	GROUND-WATER FLOOD RISK SUMMARY
								Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Surface Water High		Surface Water Medium	Surface Water Low			
S79	73 Lower Pillory Down, Carshalton	Suburban Heartlands	Call for Sites	2.37	Agriculture/ Open Space	Agriculture/ residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S80	Carshalton Social Club, North Street, Carshalton	Suburban Heartlands		0.09	Social Club	Residential/ community facility	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S81	57 Montagu Gardens, Wallington	Suburban Heartlands	Other Sites	0.16	Offices / D2	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	
S82	Ambulance Station, Harrow Road, Carshalton	Suburban Heartlands	Other Sites	0.09	Ambulance Station	Residential/ Community	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Medium	
S83	Stonecot Hill Car Wash, Sutton Common Road, Stonecot	Suburban Heartlands	Other Sites	0.13	Car Wash	Residential/ Retail	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	High	
S84	Grace Court, Brighton Road, Belmont	Suburban Heartlands	Other Sites	0.28	Residential	Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Low	
S85	Former Henderson Hospital, Homeland Drive, Belmont	Suburban Heartlands	Other Sites	0.52	Vacant Hospital	Health/ Residential	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S86	Hillcrest Hall, The Mount, Carshalton and Clockhouse	Suburban Heartlands	Other Sites	0.18	Community Hall	Residential/ Community Hall	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S87	Land north of Kimpton Park Way, Stonecot	Suburban Heartlands	Other Sites	0.94	Vacant Land	Burial site/ gypsy and traveller/ open space	Highly Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S88	Shanklin Estate, Brighton Road, Belmont	Suburban Heartlands	Other Sites	4.4	Residential	Residential/ education	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S89	224 Sutton Common Road, Sutton	Suburban Heartlands	Other Sites	0.42	Restaurant/ Public House	Residential/ hotel/ restaurant	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Low	
S90	Land to west of Carshalton Athletic, Colston Avenue, Carshalton	Suburban Heartlands	Other Sites	0.93	Open Space	Allotments/ Open Space	<b>Water compatible</b>	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Medium	
S91	Ambulance Station, Bishopford Road, St Helier	Suburban Heartlands	SRQ Study	0.34	Ambulance Station	Residential/ community	More Vulnerable	100%	0%	0%	0%	Low	NO	NO	YES	Medium	Low	
S92	Part of Rosehill Recreation Ground, Rose Hill, Sutton	Suburban Heartlands	Open Space Strategy	1.8	Open Space/ Tennis Courts	Education / leisure facilities	More Vulnerable	95%	2%	1%	2%	Very High	YES	YES	YES	High	Medium	
S93	Reigate Avenue Recreation Ground (also known as the Daisy Field), Sutton	Suburban Heartlands	Open Space Strategy	0.38	Open Space/ School Playing Fields	Open Space/ Sports facilities	Less Vulnerable	100%	0%	0%	0%	Low	NO	NO	NO	Low	Low	
S94	Land at the end of Hannibal Way, Beddington	Suburban Heartlands	Other Sites	0.31	Open Downs	Gypsy and traveller/ sports facilities	Highly Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S95	Surrey Tennis and Country Club, Beddington	Suburban Heartlands	Open Space Strategy	1.7	Leisure Facilities	Industry/ leisure/ open space	Less Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S96	Land west of Westfield gardens, Woodmansterne Road, Carshalton	Suburban Heartlands	Open Space Strategy	3.85	Open Space	Open space/ Residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Low	
S97	Former Playing Field, Sheen Way, Wallington	Suburban Heartlands	LDF Site BW9	2.5	Playing Fields	Education/ open space/ residential	More Vulnerable	100%	0%	0%	0%	Low	YES	YES	YES	High	Medium	
S98	Tennis Centre, Rosehill Recreation Ground, Rose Hill, Sutton	Suburban Heartlands	Open Space Strategy	2.67	Open Space	Education	More Vulnerable	38%	13%	24%	25%	Very Highj	YES	YES	YES	High	Medium	
S99	Collingwood Recreation Ground, Collingwood Road	Suburban Heartlands	Open Space Strategy	6.7	Open Space	Education and open space	More Vulnerable	100%	0%	0%	0%	Low	NO	YES	YES	Medium	Medium	











