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SITE NAME: Bromley Education Trust (BET) SITE LOCATION: Bromley Education Trust, Hayes Lane SITE AREA: 17493 sq.metres

FLUVIAL (RIVERS)

	% OF SITE	AREA (sq.m)
FLOOD ZONE 2	0	0
FLOOD ZONE 3A	0	0
FLOOD ZONE 3B	0	0

SUMMARY: The whole of the site is located within Flood Zone 1. In agreement with this, no recorded incidents of river flooding in this location are held by the Environment Agency.

SURFACE WATER

	% OF SITE	AREA (sq.m)	MAX ANTICIPATED DEPTH
HIGH RISK OF FLOODING:	1	175	1.2m or greater
MEDIUM RISK OF FLOODING:	1	175	1.2m or greater
LOW RISK OF FLOODING:	9	1574	1.2m or greater

SUMMARY: Parts of the site are at 'Low', 'Medium' and 'High' risk of flooding from surface water, with a maximum anticipated depth of approximately 1.2m or greater. Mitigation measures will be required to reduce or manage the risk of surface water flooding to the proposed development; consideration should be given to the impact of those measures on the risk of flooding in the surrounding area.

The site is suitable for infiltration SuDS however is not in the immediate vicinity of a surface water sewer or watercourse. The proposed development drainage should look to utilise infiltration SuDS wherever possible.

GROUNDWATER

SUMMARY: The London Borough of Bromley does not hold any records of Groundwater flooding affecting the site. The British Geological Survey groundwater mapping however indicates that there is potential for groundwater to impact upon sub-surface development in this area. It is recommended that ground investigation is undertaken to estimate the depth of groundwater under the site, inform design of the development and its site specific flood risk assessment.

SEWERS

SUMMARY: There are no surface water sewers within 50 metres of the site however there may be foul or combined sewers which could pose a residual risk to the development site in the event of blockage.

ARTIFICIAL

SUMMARY: The site is not in an area indicated to be at risk of flooding as a result of a reservoir breach.

SITE SUMMARY

SITE ALLOCATION: The 'Bromley Education Trust (BET)' site has been allocated for Education use and is therefore classified as 'More Vulnerable' in accordance with Table 2 of the Planning Practice Guidance to the National Planning Policy Framework.

PLANNING IMPLICATION: The allocated development site lies within 500m of an open channel section of the Ravensbourne River. The site is entirely located within Flood Zone 1 and is therefore an appropriate location for all development types, including Education.

Legend

- Allocated Development Sites
- Borough Boundary
- Main River
- Culverted Main River
- Ordinary Watercourse
- Culverted Ordinary Watercourse
- Flood Zone 3 with a 70% allowance for climate change
- Risk of flooding from Rivers**
 - Flood Zone 3B
 - Flood Zone 3
 - Flood Zone 2
- Risk of flooding from Surface Water**
 - High risk of flooding (3.3% AEP)
 - Medium Risk of flooding (1% AEP)
 - Low risk of flooding (0.1% AEP)
- Risk of flooding from groundwater**
 - 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
- Suitability for infiltration SuDS**
 - Highly compatible for infiltration SuDS
 - Opportunities for bespoke infiltration SuDS
 - Probably compatible for infiltration SuDS
 - Very significant constraints are indicated
- Flood Risk from Reservoirs**
 - Reservoir flood extents

USE THE BUTTONS BELOW TO DISPLAY / HIDE DIFFERENT SOURCES OF FLOOD RISK TO THE ALLOCATED SITE.

RISK OF FLOODING FROM RIVERS AND SEA

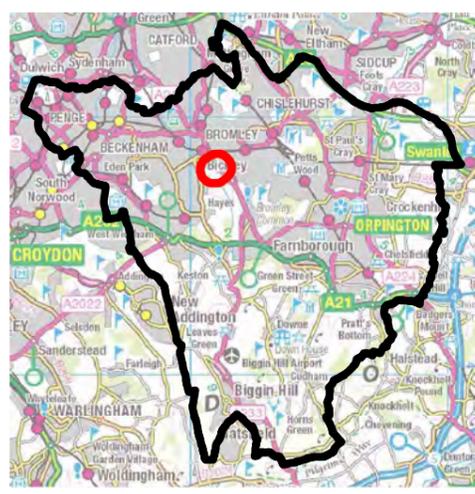
RISK OF FLOODING FROM SURFACE WATER

RISK OF FLOODING FROM GROUNDWATER

SuDS SUITABILITY

RISK OF FLOODING FROM RESERVOIRS

SITE LAYOUT



ORIGINATED	BN	15/05/2017
CHECKED	JB	16/05/2017
VERIFIED	GP	17/05/2017

