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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

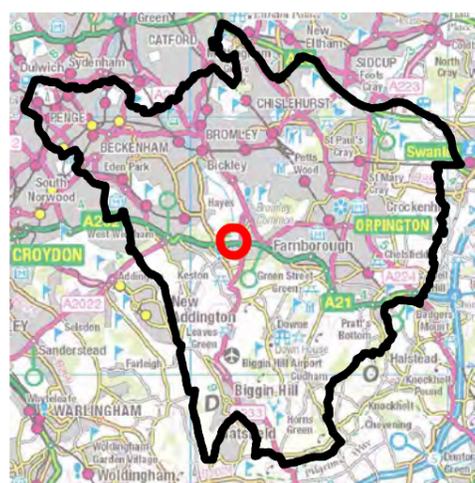
RISK OF FLOODING FROM SURFACE WATER

RISK OF FLOODING FROM GROUNDWATER

SuDS SUITABILITY

RISK OF FLOODING FROM RESERVOIRS

SITE LAYOUT



SITE NAME: Land at 148 Croydon Road, Keston
 SITE LOCATION: Croydon Road, Keston
 SITE AREA: 3254 sq.metres

FLUVIAL (RIVERS)

	% OF SITE	AREA (sq.m)
FLOOD ZONE 2	95.9	3120
FLOOD ZONE 3A	0	0
FLOOD ZONE 3B	0	0

SUMMARY: 95.9% of the site is within Flood Zone 2 with the remainder located within Flood Zone 1. The Environment Agency does not hold any records of flood events affecting this site, however this does not necessarily indicate that the site has not experienced fluvial flooding.

SURFACE WATER

	% OF SITE	AREA (sq.m)	MAX ANTICIPATED DEPTH
HIGH RISK OF FLOODING:	0	0	0m
MEDIUM RISK OF FLOODING:	0	0	0m
LOW RISK OF FLOODING:	10	325	0.6m

SUMMARY: Parts of the site are shown to be at 'Low' risk of flooding from surface water, with a maximum anticipated depth of approximately 0.6m. 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.

Subject to ground conditions, the site is suitable for bespoke infiltration SuDS and in the vicinity of a surface water sewer. The proposed development drainage should therefore use the full SuDS hierarchy as specified by Policy 5.13 of the London Plan.

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 a low potential for groundwater flooding to occur at this location. 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 is a surface water sewer approximately 3 metres from the site boundary, the residual risk of flooding from the sewer as a result of blockage should be considered by a site specific Flood Risk Assessment (FRA). Thames Water should be consulted as part of the FRA to determine the capacity of this and any other sewers in the vicinity and their likelihood of surcharging.

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 'Land at 148 Croydon Road, Keston' site has been allocated for Traveller use and is therefore classified as 'Highly 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 proposed site usage is classed as 'Highly Vulnerable' and in accordance with Table 3 of the Planning Practice Guidance to the National Planning Policy Framework is not appropriate within Flood Zone 2 without completion of the Exception Test. In accordance with the sequential approach for allocation of development, the more vulnerable development uses should be located in the areas of lowest flood risk.

ORIGINATED	BN	15/05/2017
CHECKED	JB	16/05/2017
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