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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

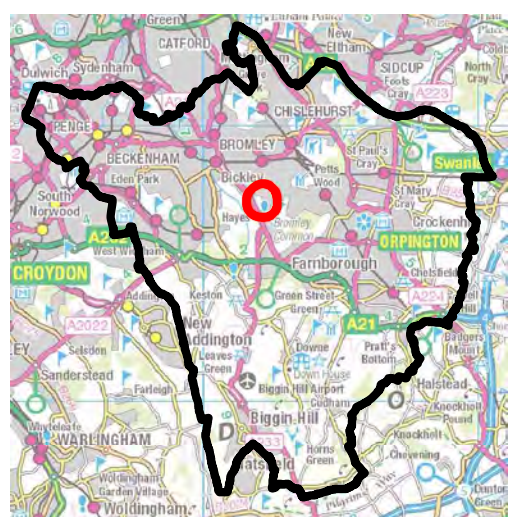
RISK OF FLOODING FROM SURFACE WATER

RISK OF FLOODING FROM GROUNDWATER

SuDS SUITABILITY

RISK OF FLOODING FROM RESERVOIRS

SITE LAYOUT



SITE NAME: Turpington Lane Allotments	SITE LOCATION: Turpington Lane, Bromley Common	SITE AREA: 15663 sq.metres																	
FLUVIAL (RIVERS)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>% OF SITE</th> <th>AREA (sq.m)</th> </tr> </thead> <tbody> <tr> <td>FLOOD ZONE 2</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>FLOOD ZONE 3A</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>FLOOD ZONE 3B</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>			% OF SITE	AREA (sq.m)	FLOOD ZONE 2	0	0	FLOOD ZONE 3A	0	0	FLOOD ZONE 3B	0	0					
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<p>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.</p>																			
SURFACE WATER	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>% OF SITE</th> <th>AREA (sq.m)</th> <th>MAX ANTICIPATED DEPTH</th> </tr> </thead> <tbody> <tr> <td>HIGH RISK OF FLOODING:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">157</td> <td style="text-align: center;">0.6m</td> </tr> <tr> <td>MEDIUM RISK OF FLOODING:</td> <td style="text-align: center;">3</td> <td style="text-align: center;">470</td> <td style="text-align: center;">1.2m</td> </tr> <tr> <td>LOW RISK OF FLOODING:</td> <td style="text-align: center;">14</td> <td style="text-align: center;">2193</td> <td style="text-align: center;">1.2m</td> </tr> </tbody> </table>				% OF SITE	AREA (sq.m)	MAX ANTICIPATED DEPTH	HIGH RISK OF FLOODING:	1	157	0.6m	MEDIUM RISK OF FLOODING:	3	470	1.2m	LOW RISK OF FLOODING:	14	2193	1.2m
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<p>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. 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.</p> <p>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.</p>																			
GROUNDWATER	<p>SUMMARY: The London Borough of Bromley does not hold any records of Groundwater flooding affecting the site. This is in agreement with the British Geological Survey groundwater mapping which indicates that groundwater flooding is unlikely to occur in this location.</p>																		
SEWERS	<p>SUMMARY: There is a surface water sewer approximately 8 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.</p>																		
ARTIFICIAL	<p>SUMMARY: The site is not in an area indicated to be at risk of flooding as a result of a reservoir breach.</p>																		
SITE SUMMARY	<p>SITE ALLOCATION: The 'Turpington Lane Allotments' 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.</p> <p>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.</p>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>ORIGINATED</td> <td>BN</td> <td>15/05/2017</td> </tr> <tr> <td>CHECKED</td> <td>JB</td> <td>16/05/2017</td> </tr> <tr> <td>VERIFIED</td> <td>GP</td> <td>17/05/2017</td> </tr> </table>	ORIGINATED	BN	15/05/2017	CHECKED	JB	16/05/2017	VERIFIED	GP	17/05/2017			<p>STRATEGIC FLOOD RISK ASSESSMENT: LEVEL 2</p> <p>PAGE: 17</p>							
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