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SITE NAME: Langley Park School for Boys and Girls
 SITE LOCATION: Langley Park School for Boys and Girls
 SITE AREA: 80240 sq.metres

FLUVIAL (RIVERS)

	% OF SITE	AREA (sq.m)
FLOOD ZONE 2	6.1	4908
FLOOD ZONE 3A	0	0
FLOOD ZONE 3B	0	0

The site is within the predicted maximum flood extent of the 1% AEP event with a 70% allowance for climate change. Consultation should be undertaken with the Environment Agency to ascertain the implications of this for any proposed development.

SUMMARY: 6.1% 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:	1	802	0.6m
LOW RISK OF FLOODING:	13	10431	1.2m

SUMMARY: Parts of the site are shown to be at 'Low' and 'Medium' 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.

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 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 is a surface water sewer within the immediate vicinity (likely within the red line boundary) of the site, the residual risk of flooding to the site from a blockage of the sewer 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 'Langley Park School for Boys and Girls' 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 Beck River. The proposed site usage is classed as 'More Vulnerable' and in accordance with Table 3 of the Planning Practice Guidance to the National Planning Policy Framework is appropriate within Flood Zone 2. 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.

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
- 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
- Highly compatible for infiltration SuDS
- Opportunities for bespoke infiltration SuDS
- Probably compatible for infiltration SuDS
- Very significant constraints are indicated
- High risk of flooding (3.3% AEP)
- Medium Risk of flooding (1% AEP)
- Low risk of flooding (0.1% AEP)
- 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

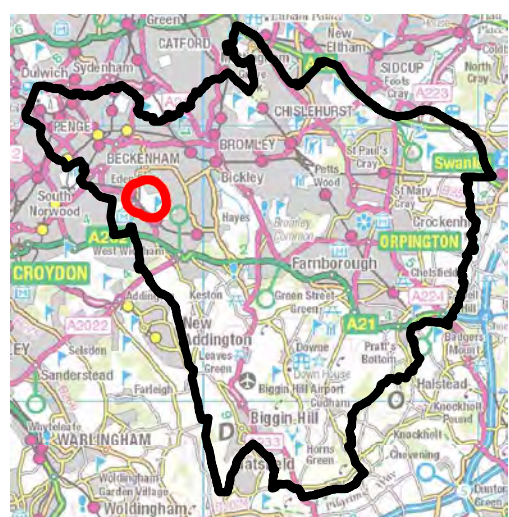
RISK OF FLOODING FROM SURFACE WATER

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

