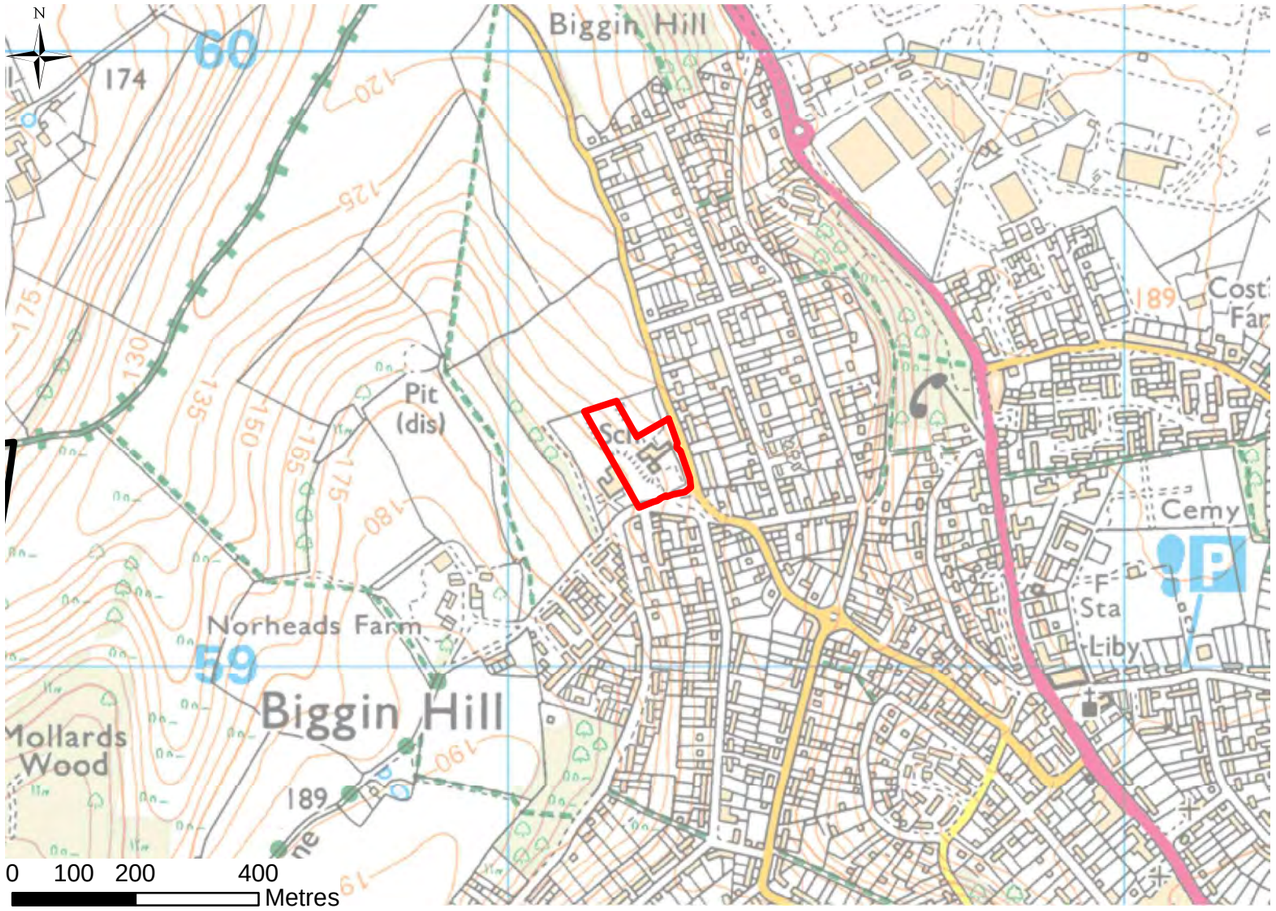


Legend

- 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

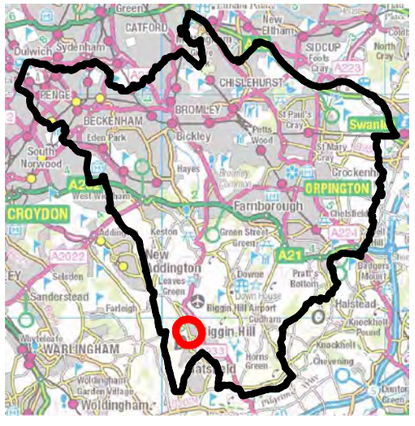
- Highly compatible for infiltration SuDS
- Opportunities for bespoke infiltration SuDS
- Probably compatible for infiltration SuDS
- Very significant constraints are indicated

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:	SITE LOCATION:	SITE AREA:
Oaklands Primary School	Oaklands Primary School	15139 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:	0	0	0m
MEDIUM RISK OF FLOODING:	0	0	0m
LOW RISK OF FLOODING:	0	0	0m

SUMMARY: The site is shown to be at 'Very Low' risk of flooding from surface water. Due to the low risk of flooding, mitigation measures would not be required however it is recommended that where possible development is steered to areas at lower risk within the site.

The site is suitable for 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 'Oaklands Primary School' 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: There are no Main Rivers or Ordinary Watercourses within 500m of the allocated development site. The site is entirely located within Flood Zone 1 and is therefore an appropriate location for all development types, including Education.

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

AECOM

Bromley THE LONDON BOROUGH