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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

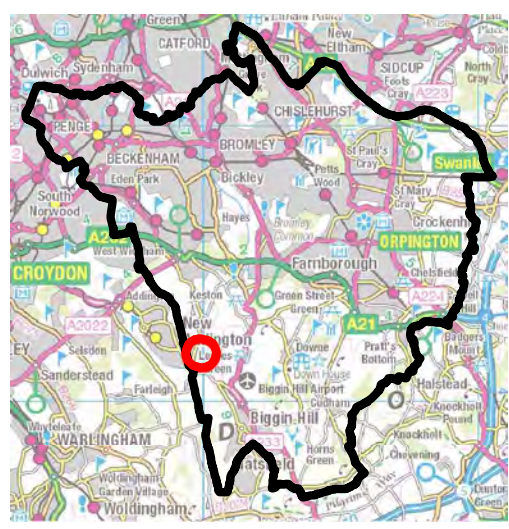
RISK OF FLOODING FROM SURFACE WATER

RISK OF FLOODING FROM GROUNDWATER

SuDS SUITABILITY

RISK OF FLOODING FROM RESERVOIRS

SITE LAYOUT



SITE NAME: St Joseph's Place, Layhams Road      SITE LOCATION: Layhams Road      SITE AREA: 3147 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. Mitigation measures would not be required as part of any proposed development.

The site is unlikely to be suitable for infiltration SuDS and is not in the vicinity of a watercourse or surface water sewer. The proposed drainage may therefore need to connect via a private system and maximise the use of non-infiltration SUDS.

**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 flooding to occur on the surface 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 'St Joseph's Place, Layhams Road' 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: 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 Traveller.

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

