

FLOOD RISK ASSESSMENT

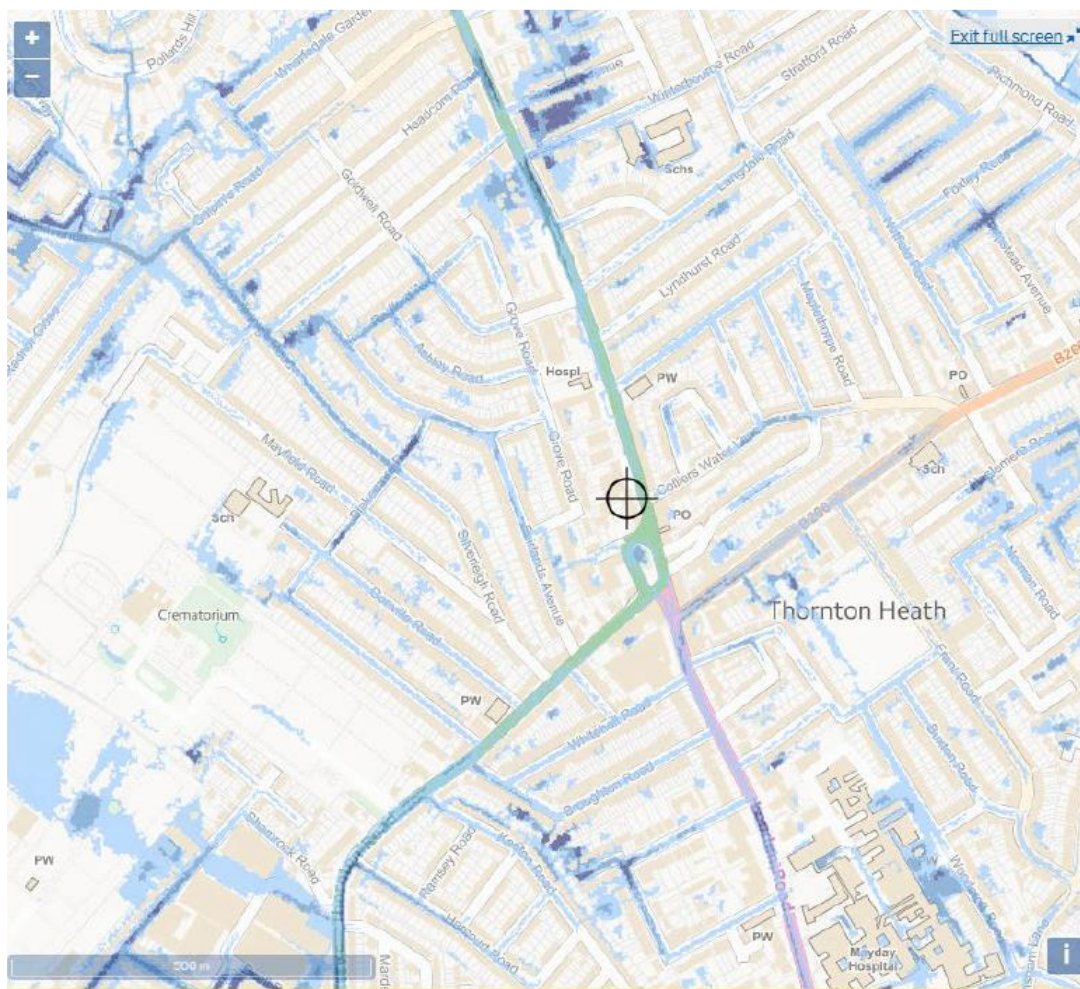
Flood Zoning

The Application Site has been determined by the Environment Agency to lie within Flood Zone 1 and therefore a Site-Specific Flood Risk Assessment is not required and it is not necessary to consider either the Sequential Test or the Exception Test provided that the proposed development does not increase the risk of flooding elsewhere.

Surface Water Flooding

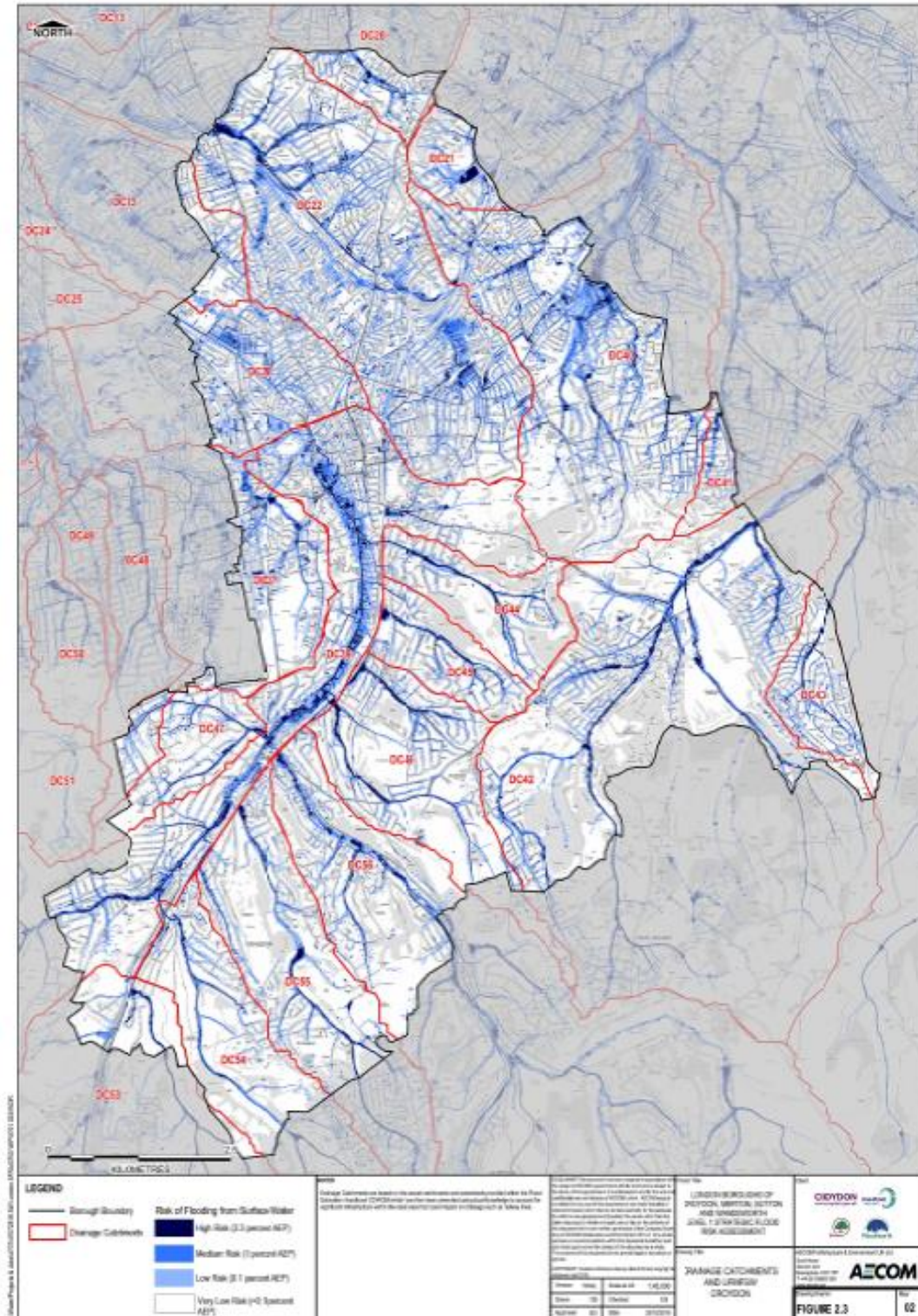
However, the site does lie within an area which is susceptible to flooding from Surface Water although both the Environment Agency's flood maps and those contained within the Croydon Strategic Flood Risk Assessment these show that the site is situated in an area of low risk from surface water flooding.

This means that the site may flood from surface water in extreme storm events with a return period of 1 in 1000 year. The site location has no historical record of surface water flooding reported to Thames Water or the London Borough of Croydon. There are some historic records of surface water flooding incidents in the vicinity, as shown on the map below however these are on the opposite side of London Road to the proposed development.



Surface Water Flood Map

In order to better understand and manage the risk from surface water flooding Croydon LBC has divided the borough into a number of Drainage Catchments, the application site is located in Drainage Catchment NO 22 which is shown on the map below from which it will be seen that there are no high-risk areas close to the site.



Drainage Catchment Plan

The proposed development will not increase impermeable areas on site and there will therefore be no increase in surface water run-off rates and no increase in flood risk on site or elsewhere.

The storm water drainage systems serving the proposed new development will be designed as Sustainable Urban Drainage systems with the run-off from the site attenuated to greenfield site run-off rates, as required by The London Plan and the Croydon Strategic Flood Risk Assessment.

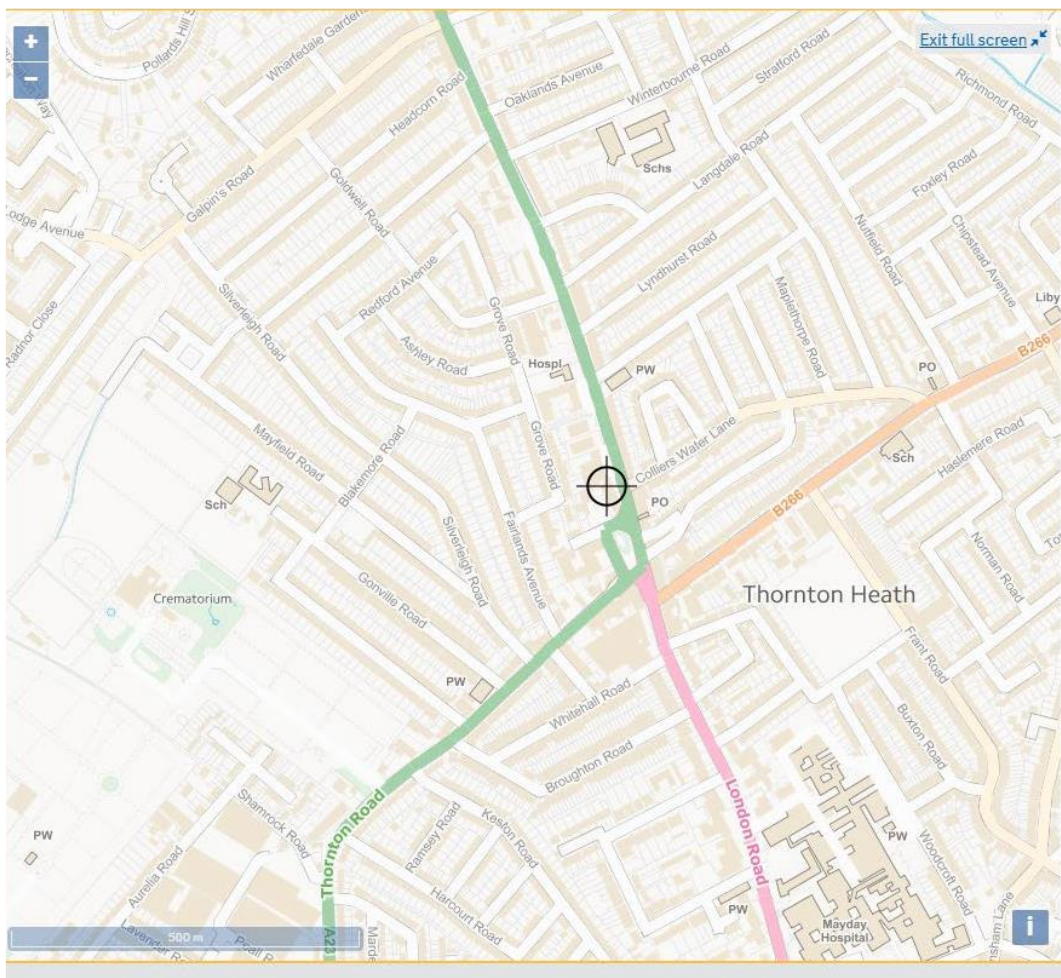
Overland Flows

An examination of the contour plan of the area, shows that the local area falls to the west and north of the site and that the site is neither within a low spot or within a valley where overland flows might cause ponding.

Having regard to the above and the absence of any records of historical on site flooding the risk from surface water flooding and overland flows is considered to be low.

Flooding from Reservoirs

The EA's Flood Risk from Reservoirs map below shows that the site is not at risk from reservoir flooding and the SFRA reaffirms that the Borough is at low risk of reservoir flooding.



Environment Agency Flooding from Reservoirs Map

Conclusions

The site lies within Flood Zone 1 where the risk from flooding from rivers is very low.

There is little likelihood of flooding from surface water drainage system failure or overland flows, or from infrastructure failure or reservoir failure.

The proposed new development will not cause flooding either on or off-site and therefore the proposals have an acceptable flood risk for residential development.