Appendix D Other Sites

The need to complete the NPPF Exception Test (Table 1-1) is identified through reference to the site vulnerability and Flood Zone classification. However, approximately 50 additional sites have been included in the Croydon Level 2 assessment for one or more of the following reasons:

Group 1

The site is in Flood Zone 3 and the proposed use is Less Vulnerable. The Exception Test is not currently required, but in the event More Vulnerable development types (i.e. residential) are added to the site, the Exception Test would be needed.

Site 495: Dairy Crest dairy, 823-825 Brighton Road

Group 2

Whilst not in Flood Zone 3 currently, the site is still at fluvial flood risk (i.e. Flood Zone 2) or could be in the future when looking at the climate change modelling for the River Wandle.

Site 125: Sainsburys, Trafalgar Way

Site 144: Sofology

Site 147: IKEA

Site 314: Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way

Site 332: Superstores, Drury Crescent

Site 334: Valley Leisure Park, Hesterman Way

Site 351: Furniture Village, 222 Purley Way

Site 355: 2 Trafalgar Way

Group 3

The site is at risk of surface water flooding (defined as within a Critical Drainage Area) and consideration of how the development can be safe should be made as part of a site proforma.

This group has been subdivided into Group 3A, sites identified to be at risk of surface water flooding; and Group 3B where the sites are not shown to be at significant risk of surface water flooding.

Group 3A

Site 30: Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street

Site 40: West Croydon Bus Station

Site 51: Land and car park between Belgrave Road and Grosvenor Road

Site 61: Car park, 54-58 Whytecliffe Road South

Site 64: 112a and 112b Brighton Road

Site 85: The Forestdale Centre

Site 106: CACFO, 40 Northwood Road

Site 123: Prospect West and car park to the rear of, 81-85 Station Road

Site 130: 1-9 Banstead Road

Site 136: Supermarket, car park, 54 Brigstock Road

Site 149: Tesco, Thornton Heath

Site 203: West Croydon station and shops, 176 North End

Site 222: Multi-storey car park, 1 Whitgift Street

Site 284: Asharia House, 50 Northwood Road

Site 326: Ambassador House, 3-17 Brigstock Road

Site 372: Car park, Lion Green Road

Site 374: Reeves Corner former buildings, 104-112 Church Street

Site 410: 100 Brighton Road

Site 490: 95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane

Site 945: Waitrose, 110-112 Brighton Road

Group 3B

Site 1: Land Fronting North Downs Road and Overbury Crescent

Site 2: Blackhorse Lane Station

Site 28: Bowyers Yard, Bedwardine Road

Site 41: Direct Line House, 3 Edridge Road

Site 47: 3-7 Park Street

Site 58: 140 & 140a Hermitage Road

Site 59: Garages at rear of 96 College Green and land at Westow Park, Upper Norwood

Site 184: 1-19 Derby Road

Site 190: Car park to the rear of Leon House, 22-24 Edridge Road

Site 194: St George's Walk, Katharine House and Park House, Park Street

Site 211: Poplar Walk car park and, 16-44 Station Road

Site 220: 9-11 Wellesley Road

Site 231: Segas House, Park Lane

Site 357: Norwood Heights Shopping Centre, Westow Street

Site 393: Whitgift Centre, North End

Site 937: Kempsfield House, 1 Reedham Park Avenue

Site 948: 230 Addington Road

Site 951: 1485-1489 London Road

Site Name: St George's Walk, Katharine House and Park House, Park Street

Site ID:	194	**Area (ha):**	1.83
Proposed Use:	Residential with new civic space and a combination of retail, other Class A uses, leisure and office use.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

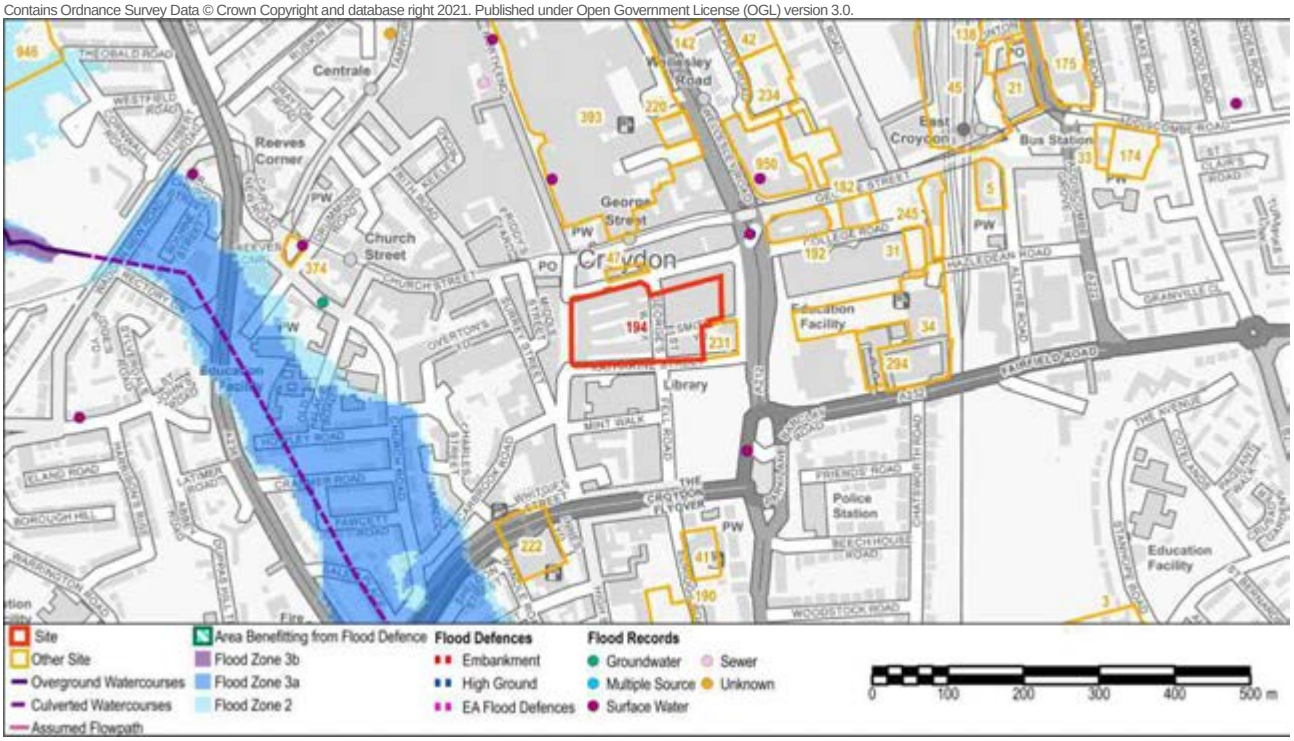

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 7; Groundwater 1; Sewer 1; Multiple source 0; Unknown source 1

River Flooding

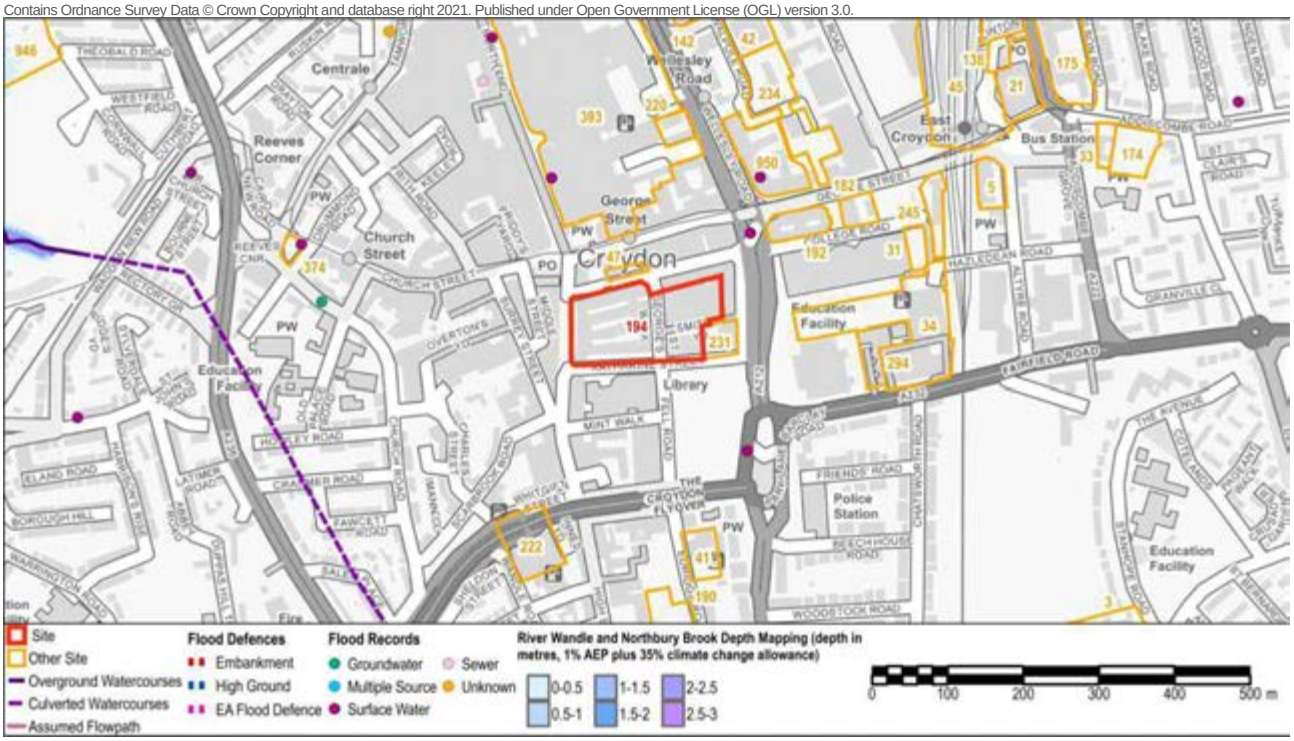

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)

Site Name: St George's Walk, Katharine House and Park House, Park Street

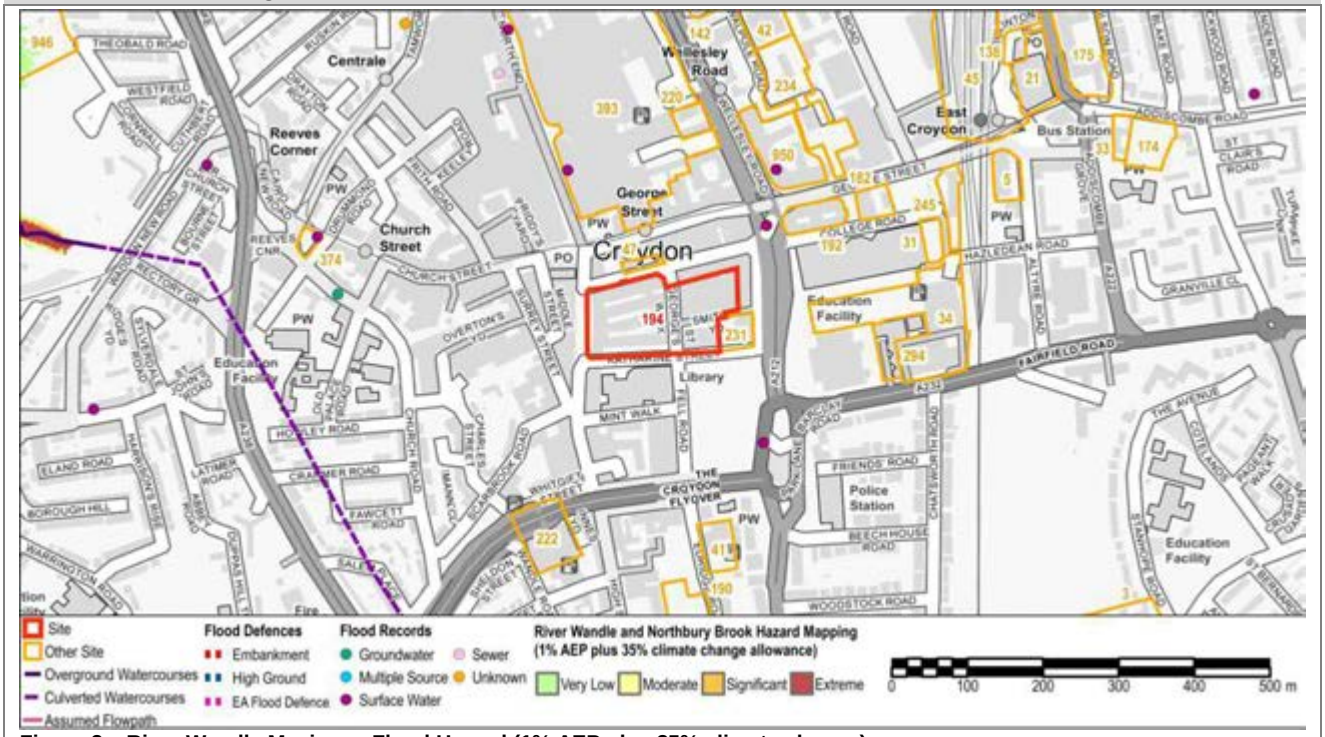

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)

Surface Water Flooding	
Critical Drainage Area	Group8_042 - South & Central Croydon [Croydon]
Drainage Catchment	DC39

Site Name: St George's Walk, Katharine House and Park House, Park Street

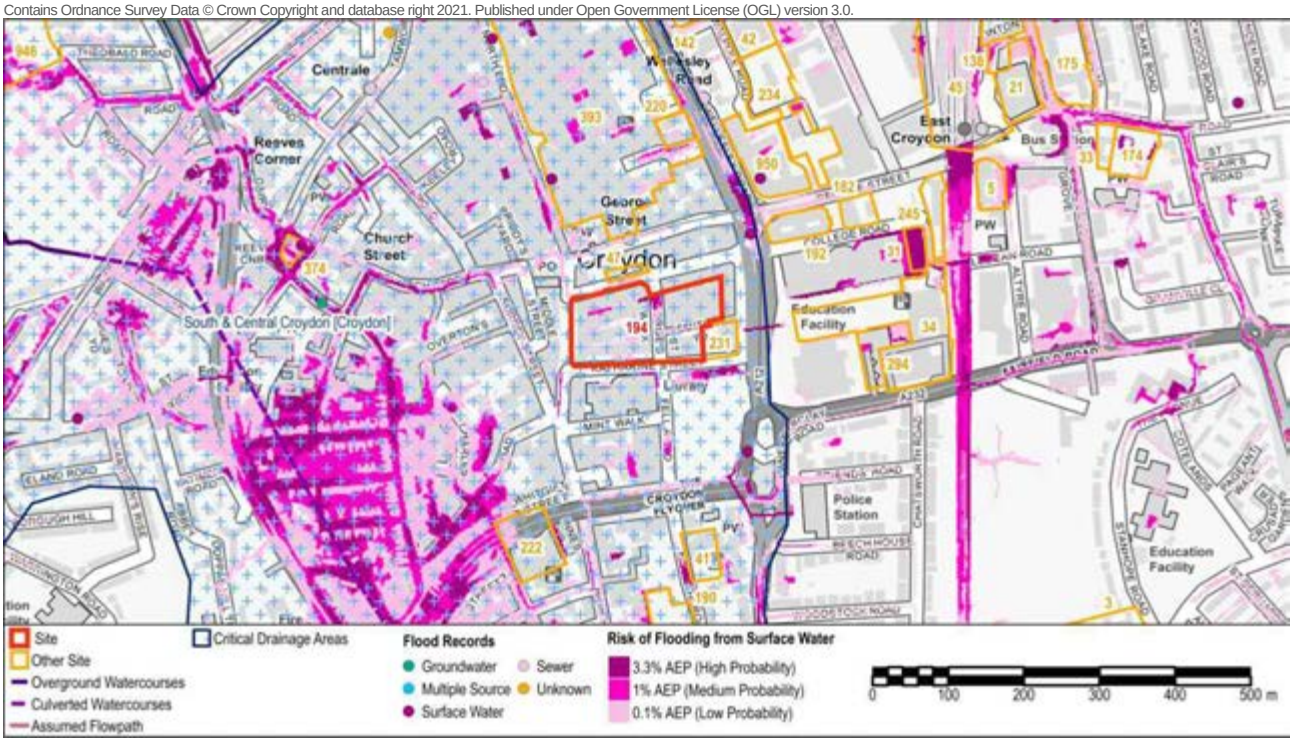

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

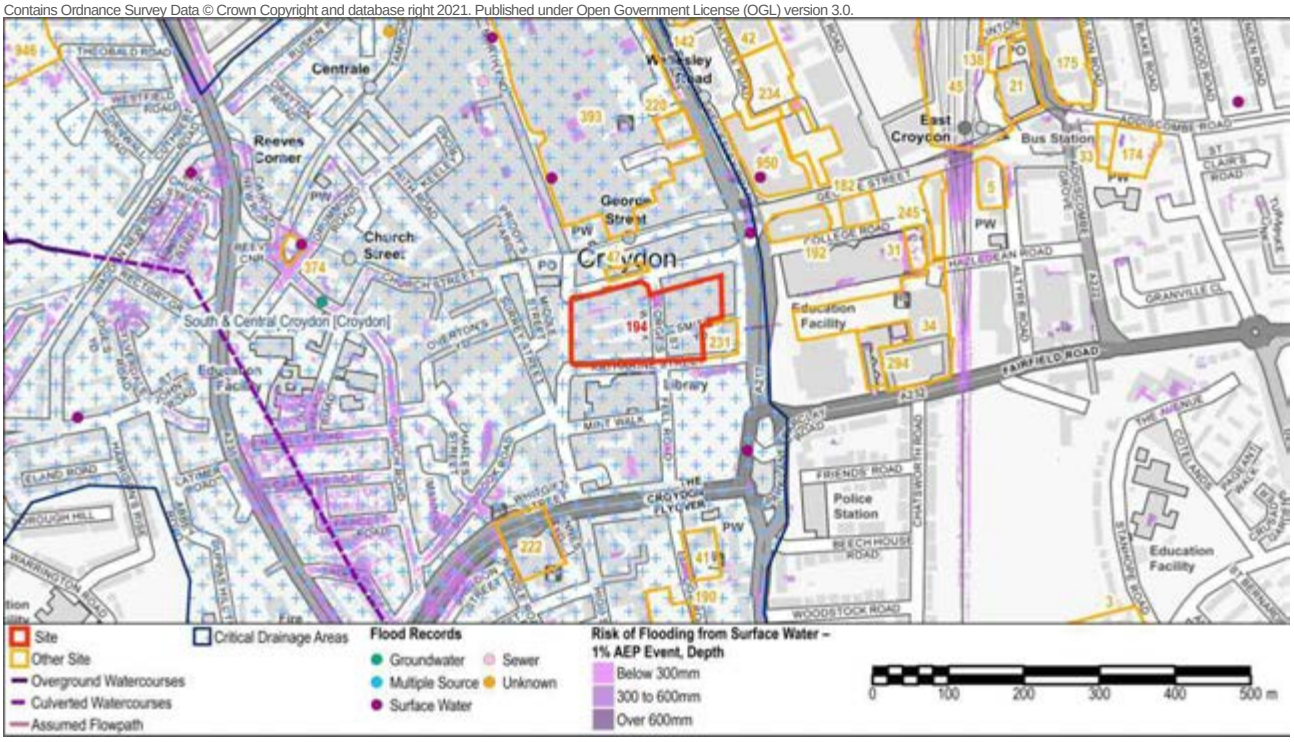

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: St George's Walk, Katharine House and Park House, Park Street

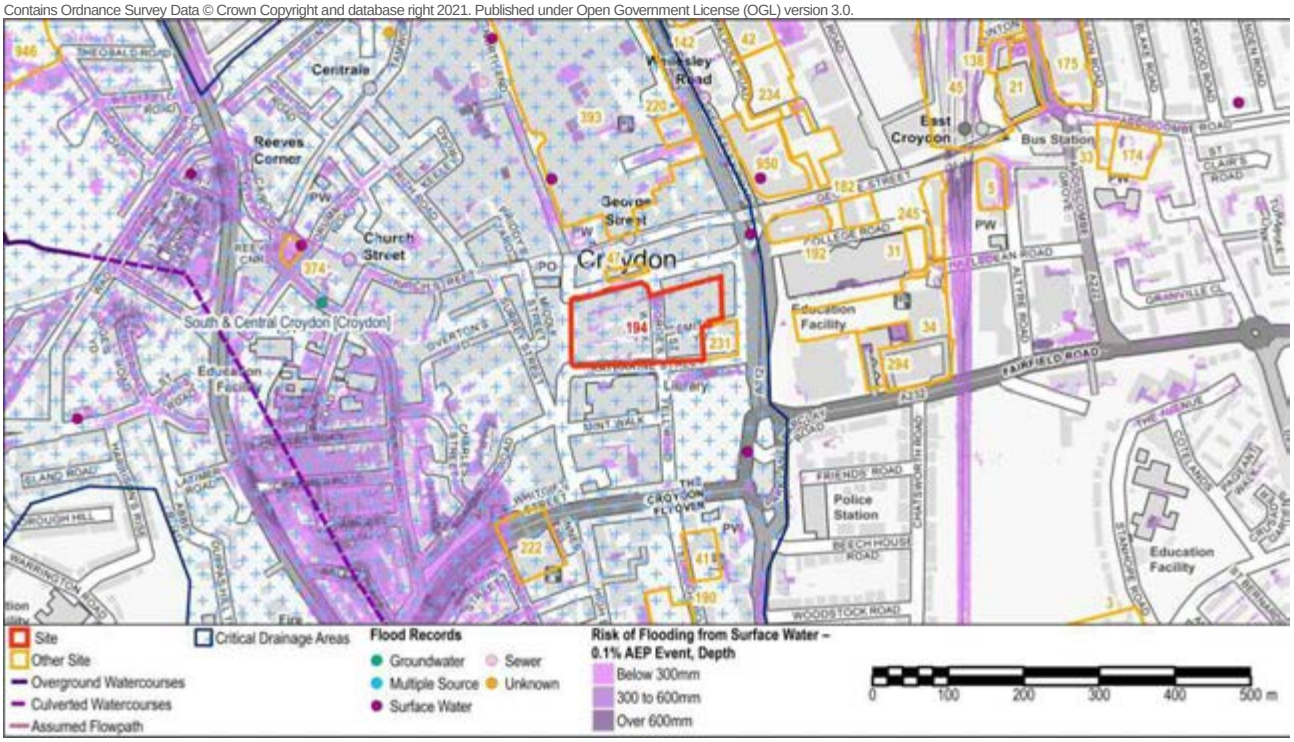

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

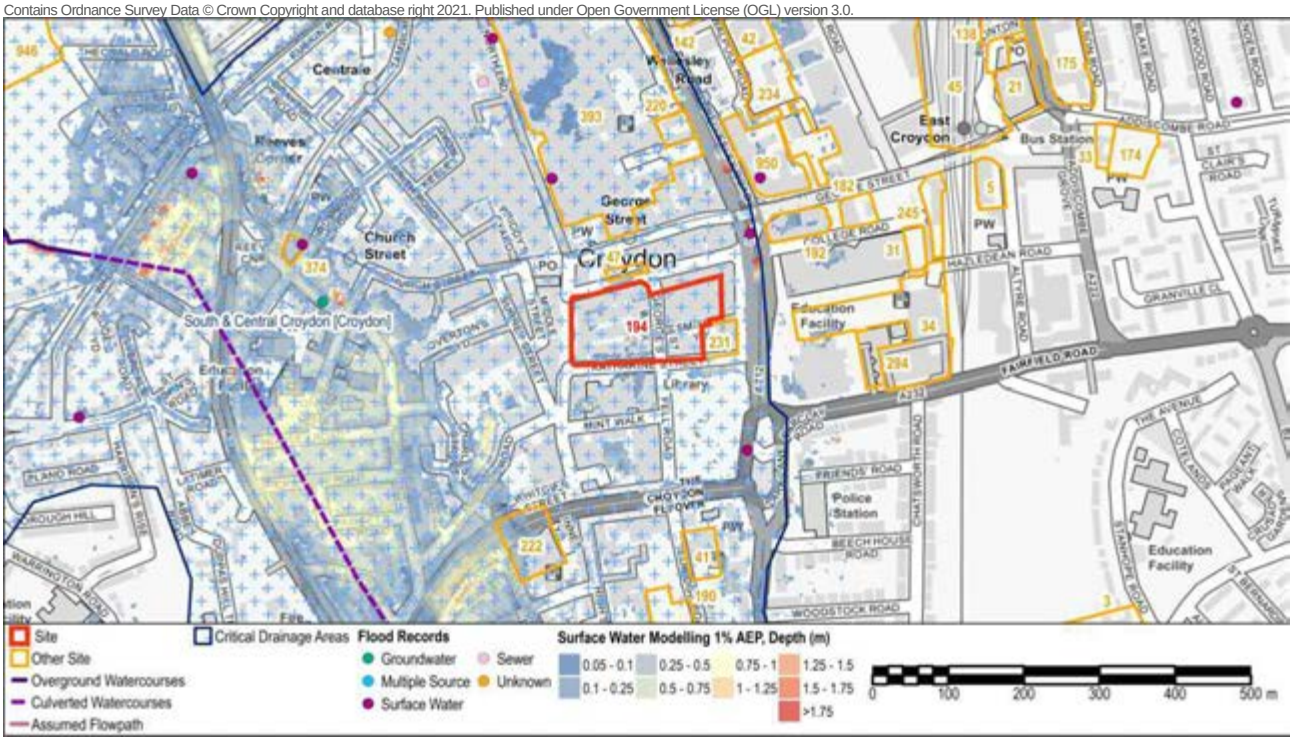

Figure 7 - Surface Water Modelling 1% AEP Flood Depth

Site Name: St George's Walk, Katharine House and Park House, Park Street

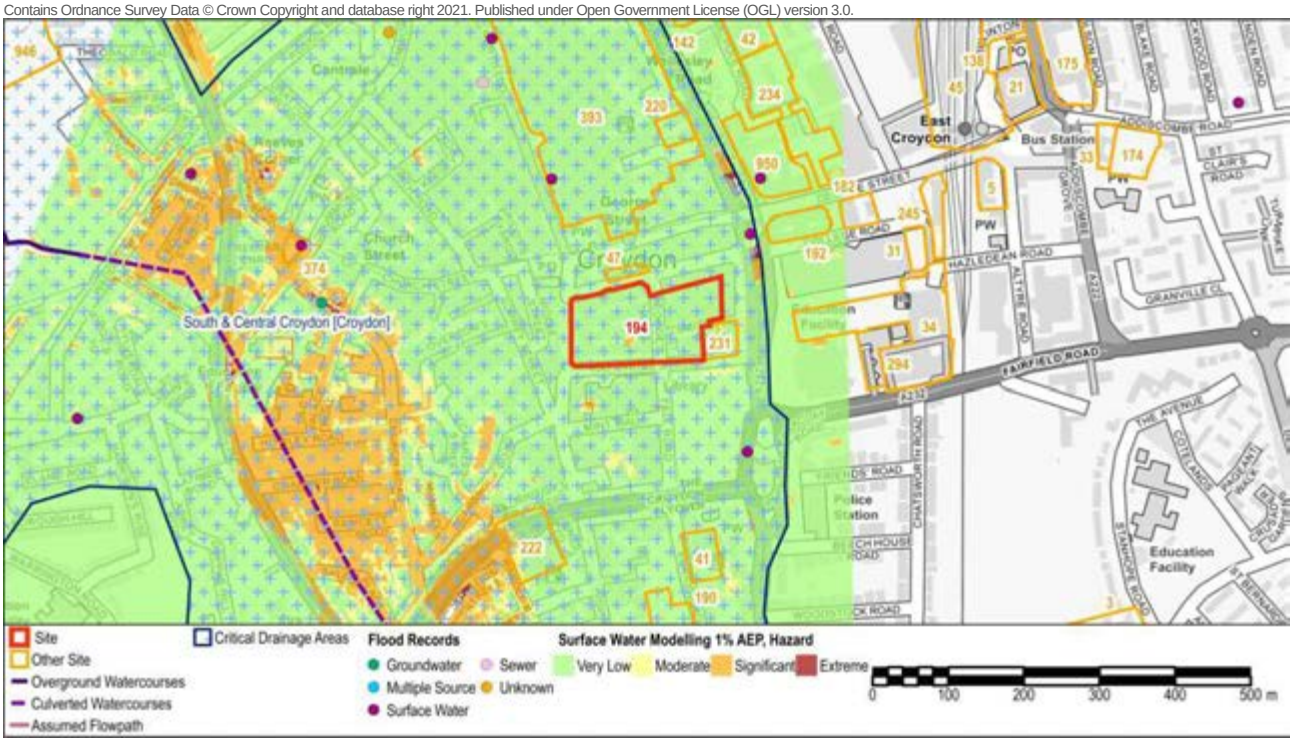

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard

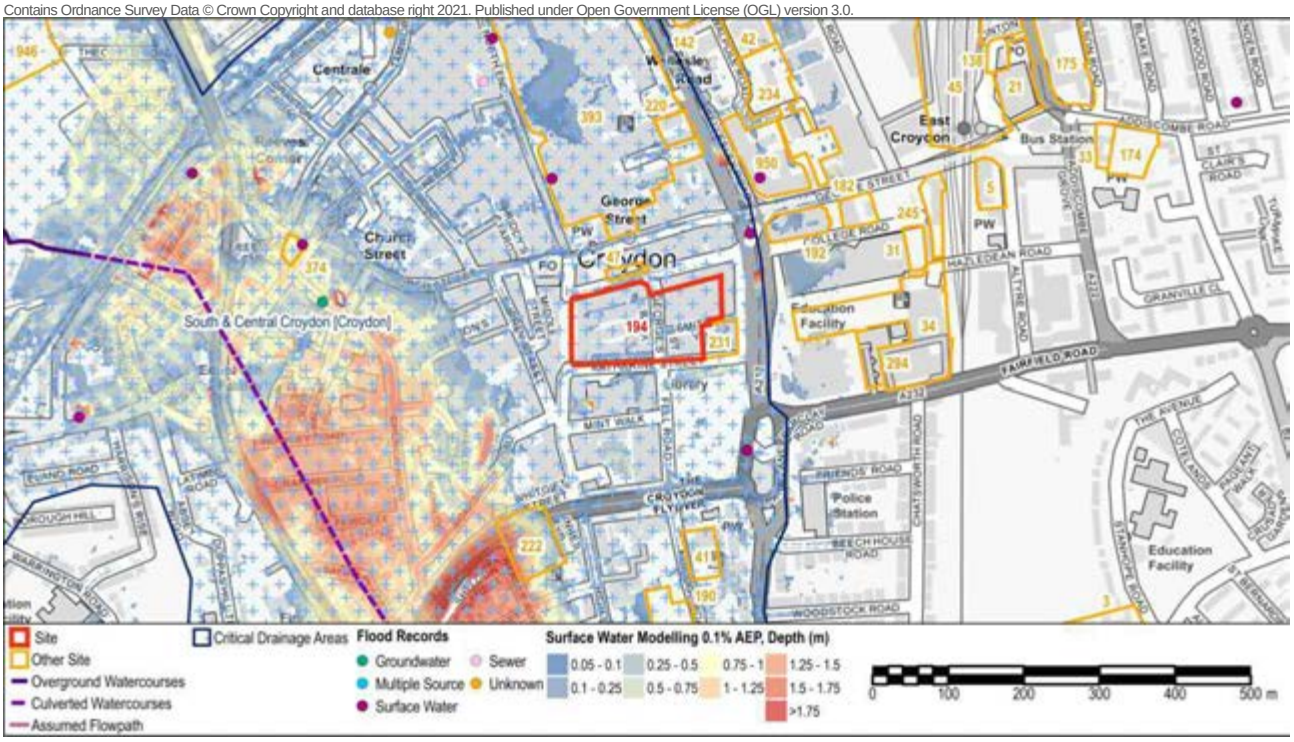

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth

Site Name: St George's Walk, Katharine House and Park House, Park Street

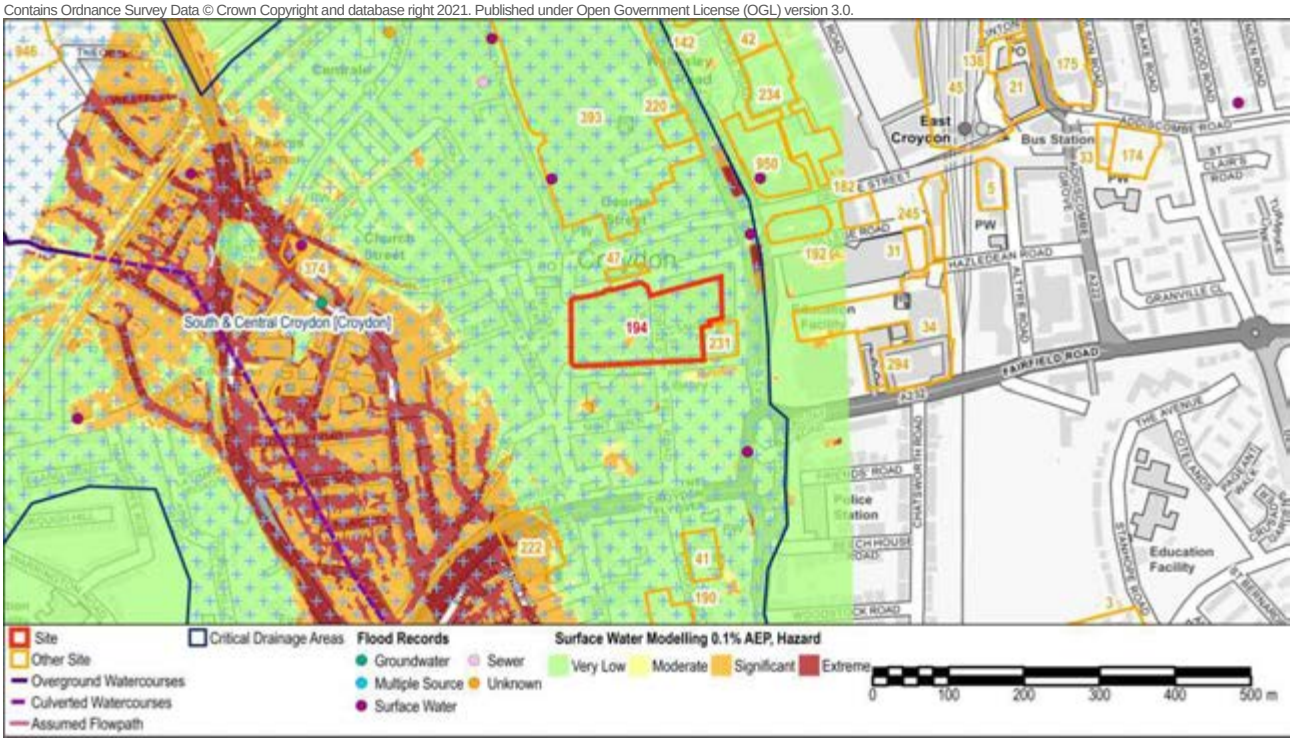

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard

Groundwater Flooding			
Bedrock Geology	Lambeth Group, Thanet Sand Formation	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur, Potential for groundwater flooding of property situated below ground level	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.

A 1050mm diameter culvert runs in a northern direction through this area conveying the intermittent sources of the River Wandle (the Caterham Bourne and Merstham Bourne) and runoff generated in the surroundings to join with the River Wandle in Wandle Park. The area to the west of the site is shown to be in Flood Zone 3, High probability of flooding from surface water flows associated with the route of this culverted watercourse.

The Risk of Flooding from Surface Water mapping identifies the site to be at very low risk of surface water flooding. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_042, South & Central Croydon).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: Poplar Walk car park and, 16-44 Station Road

Site ID:	211	**Area (ha):**	0.27
Proposed Use:	Residential, re-provision of retail uses, car and cycle parking and a public square.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

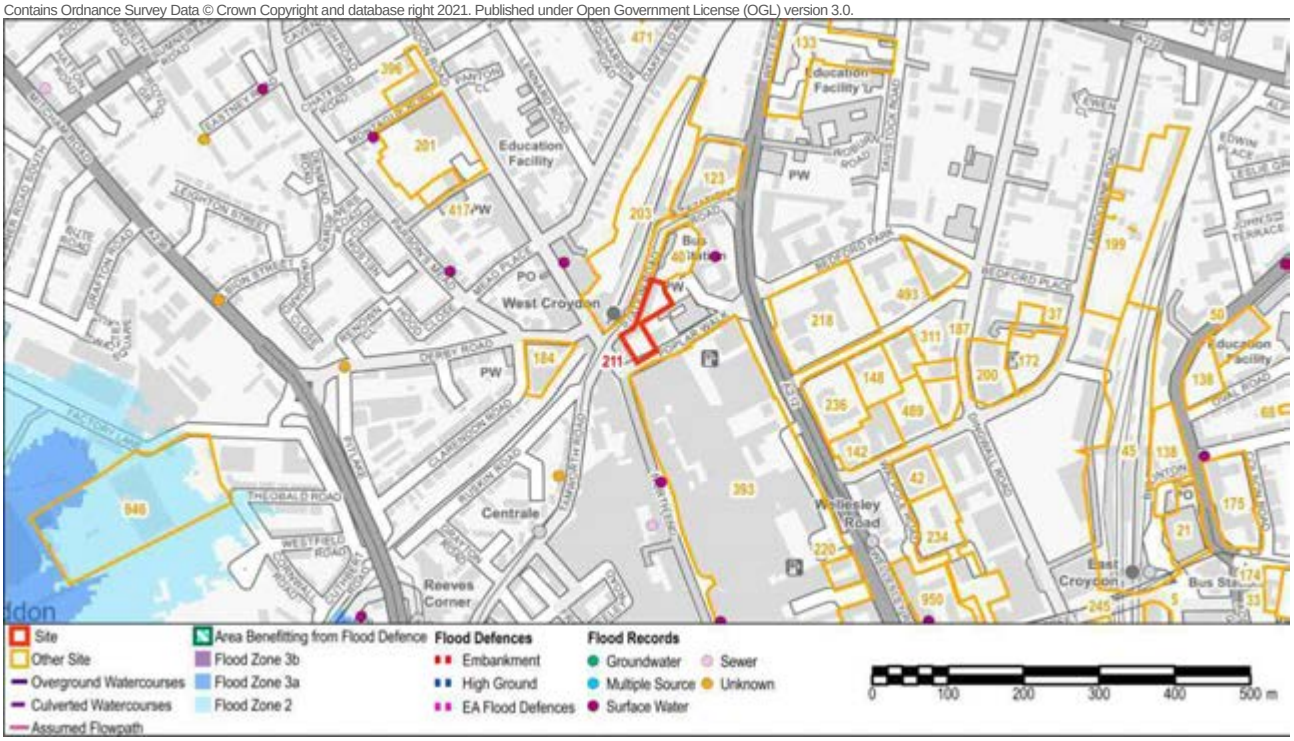

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 8; Groundwater 2; Sewer 1; Multiple source 0; Unknown source 2

River Flooding

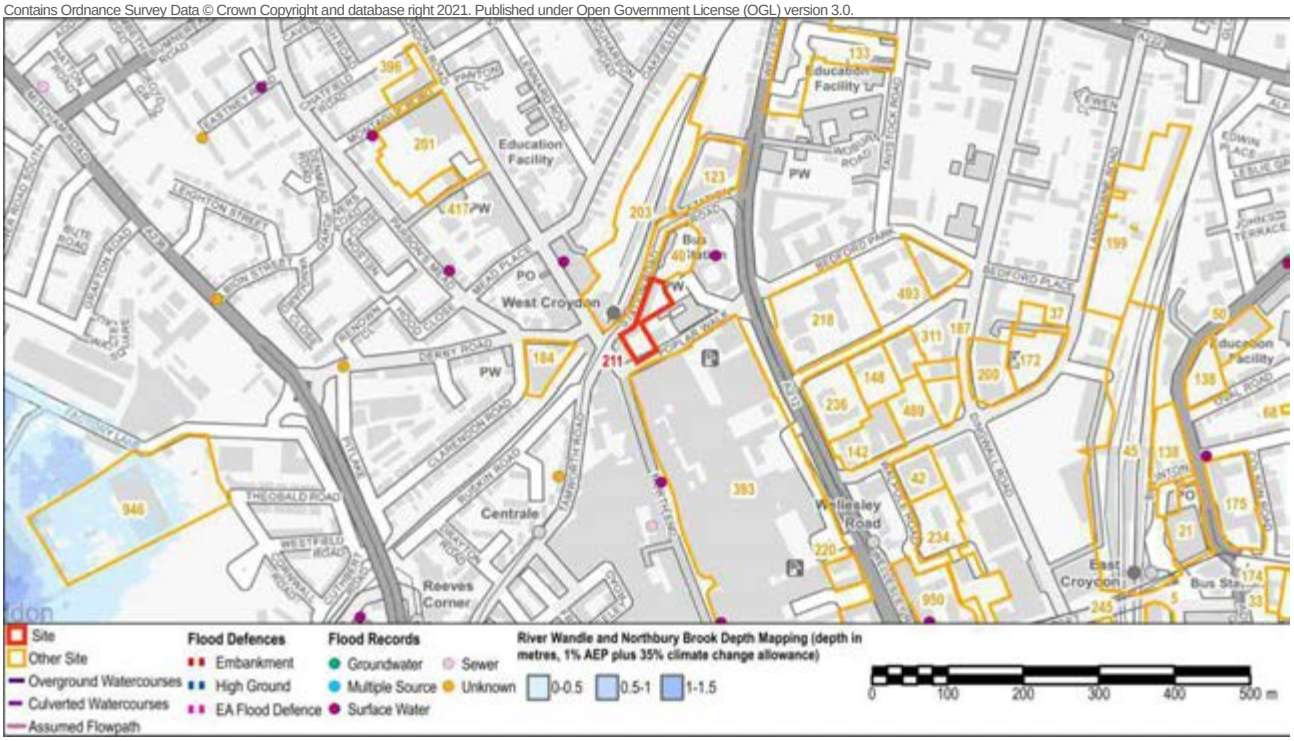

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)

Site Name: Poplar Walk car park and, 16-44 Station Road

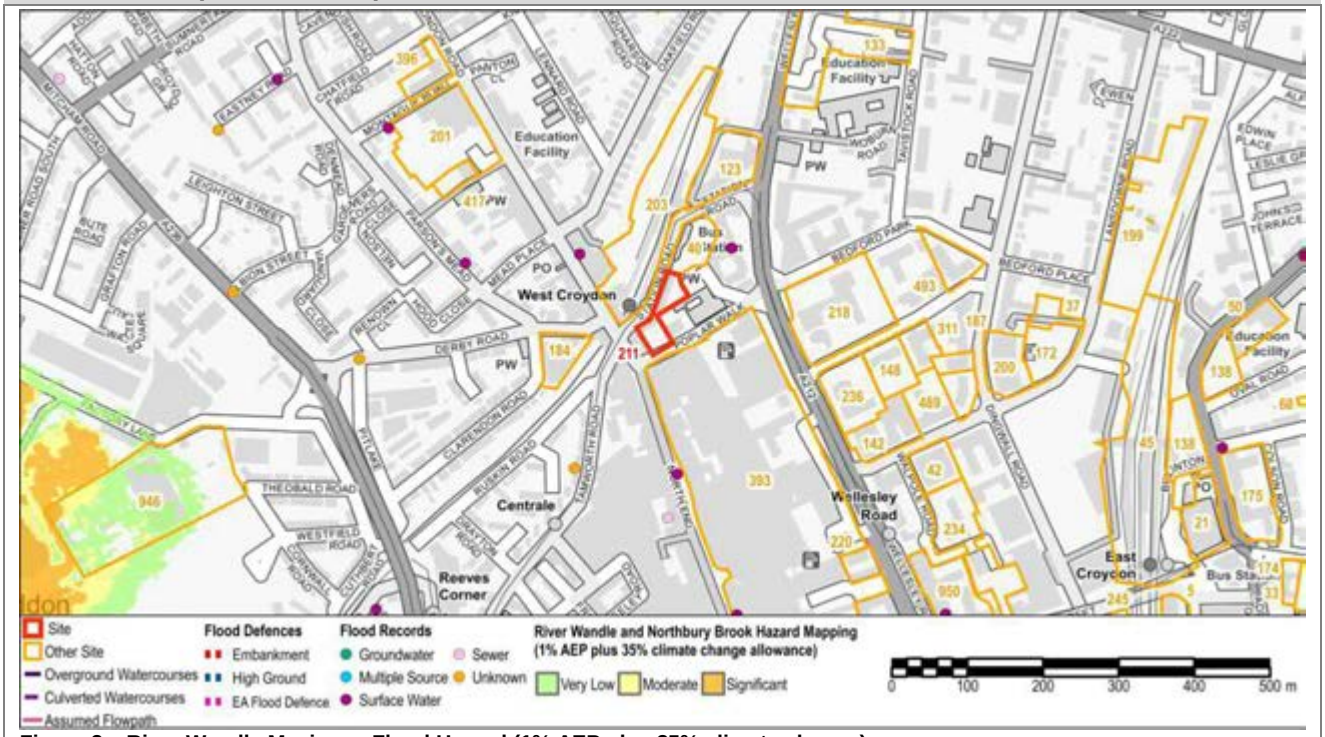

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)

Surface Water Flooding	
Critical Drainage Area	Group8_042 - South & Central Croydon [Croydon]
Drainage Catchment	DC38, DC39

Site Name: Poplar Walk car park and, 16-44 Station Road

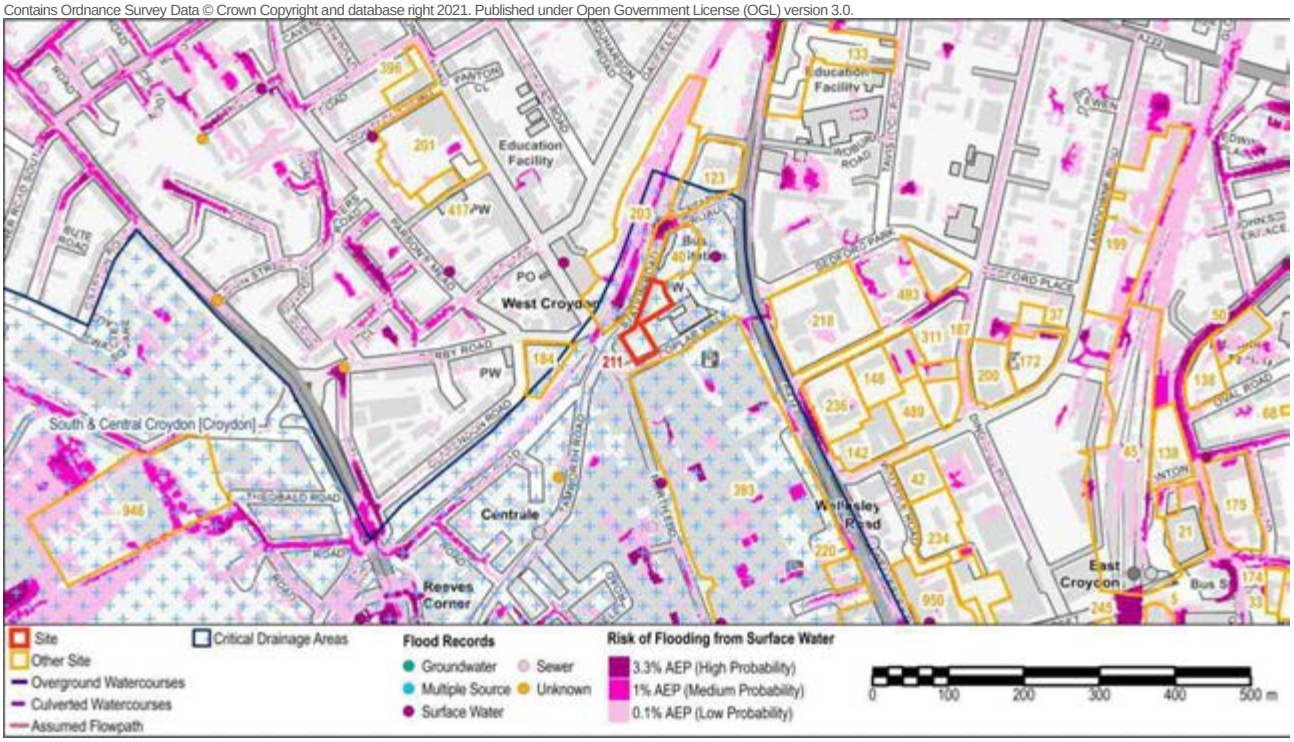

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

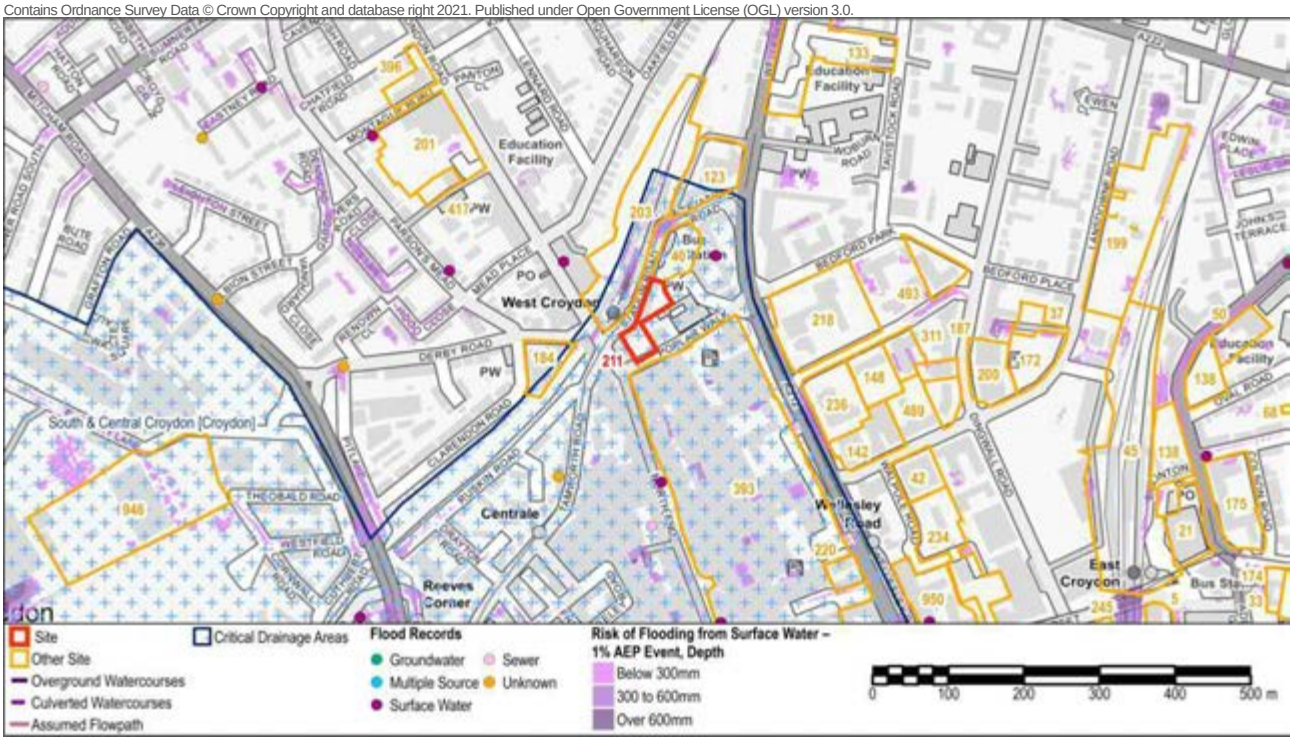

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: Poplar Walk car park and, 16-44 Station Road

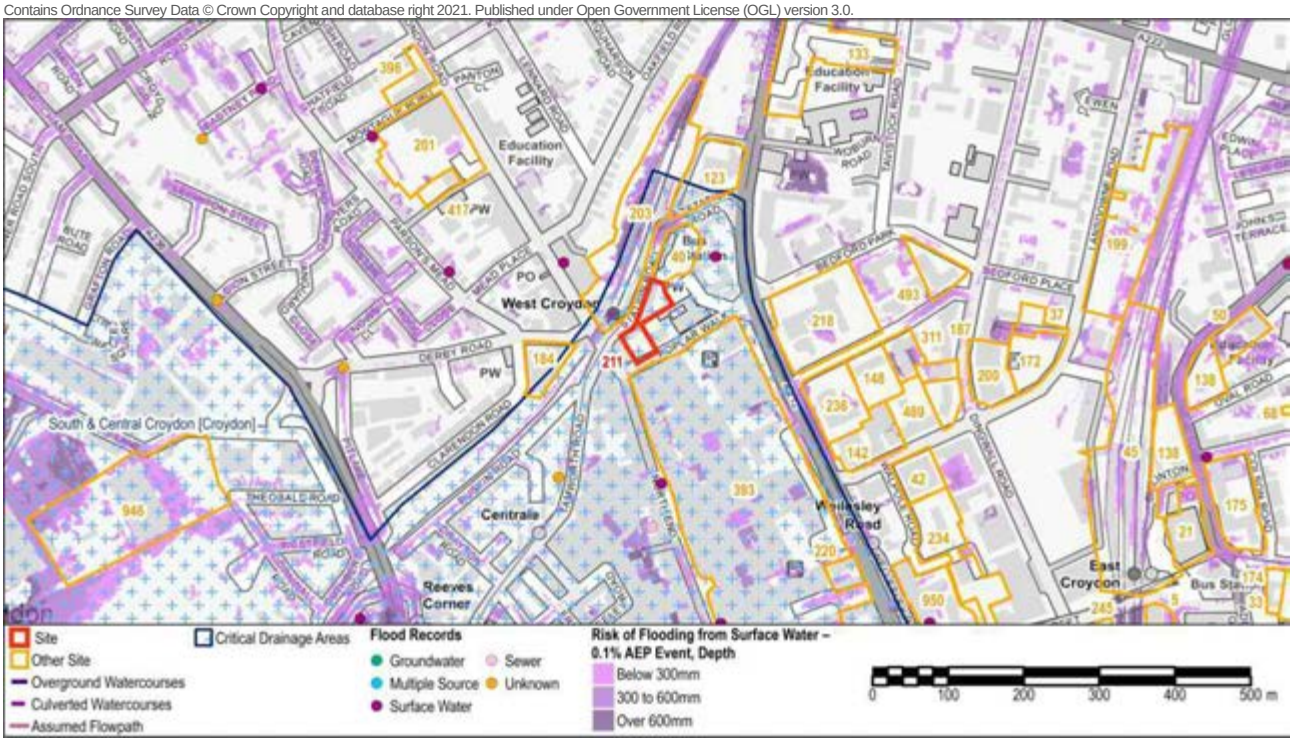

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

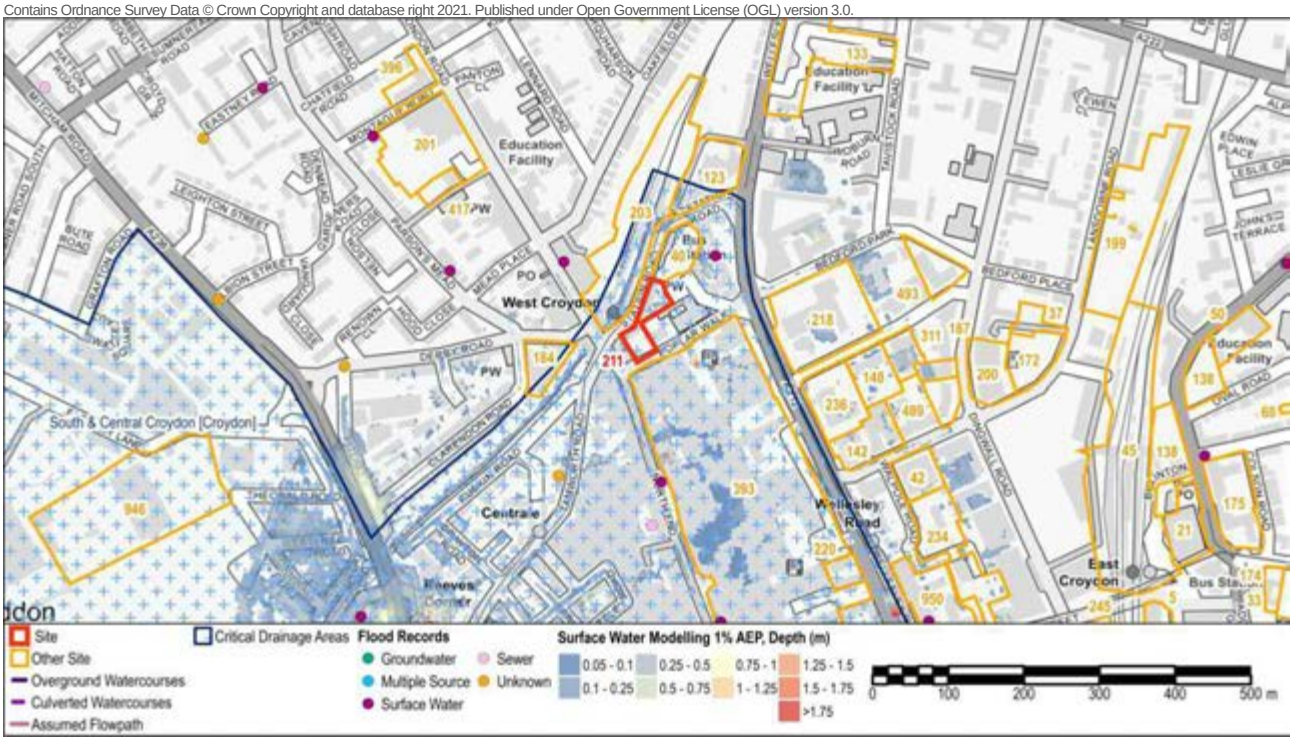

Figure 7 - Surface Water Modelling 1% AEP Flood Depth

Site Name: Poplar Walk car park and, 16-44 Station Road

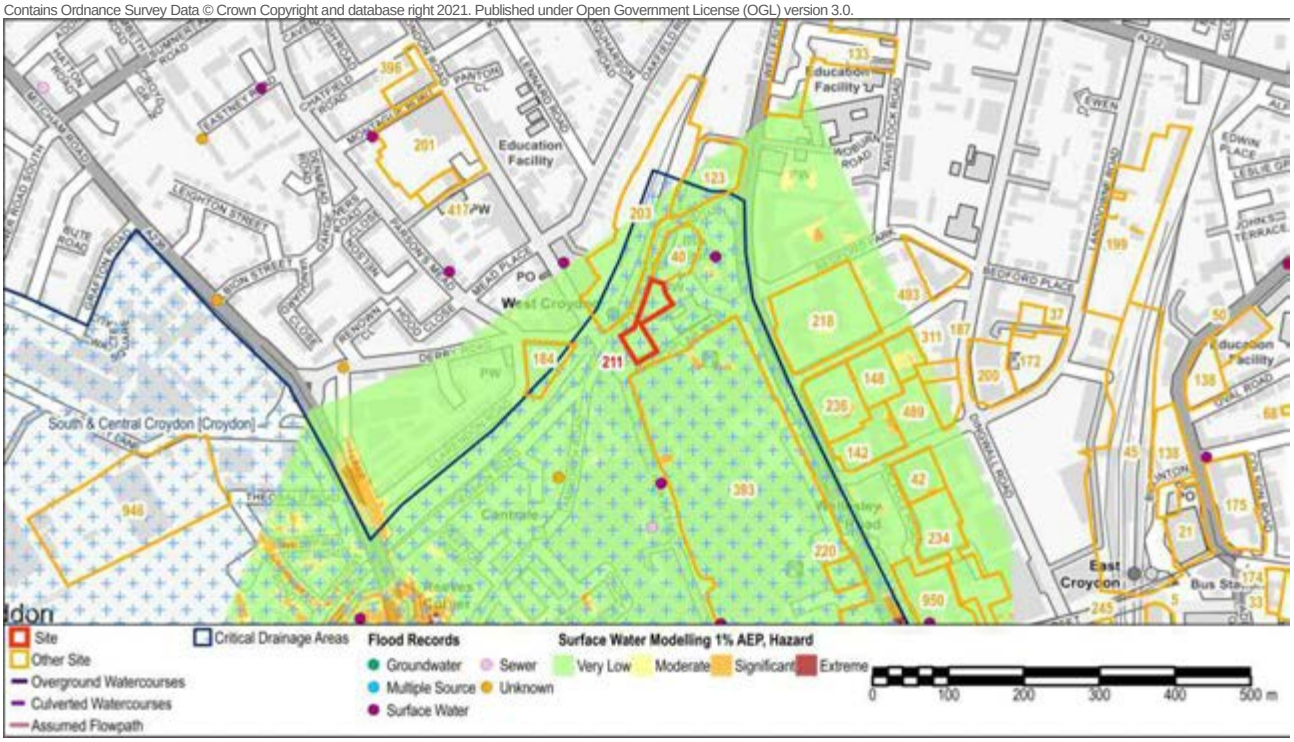

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard

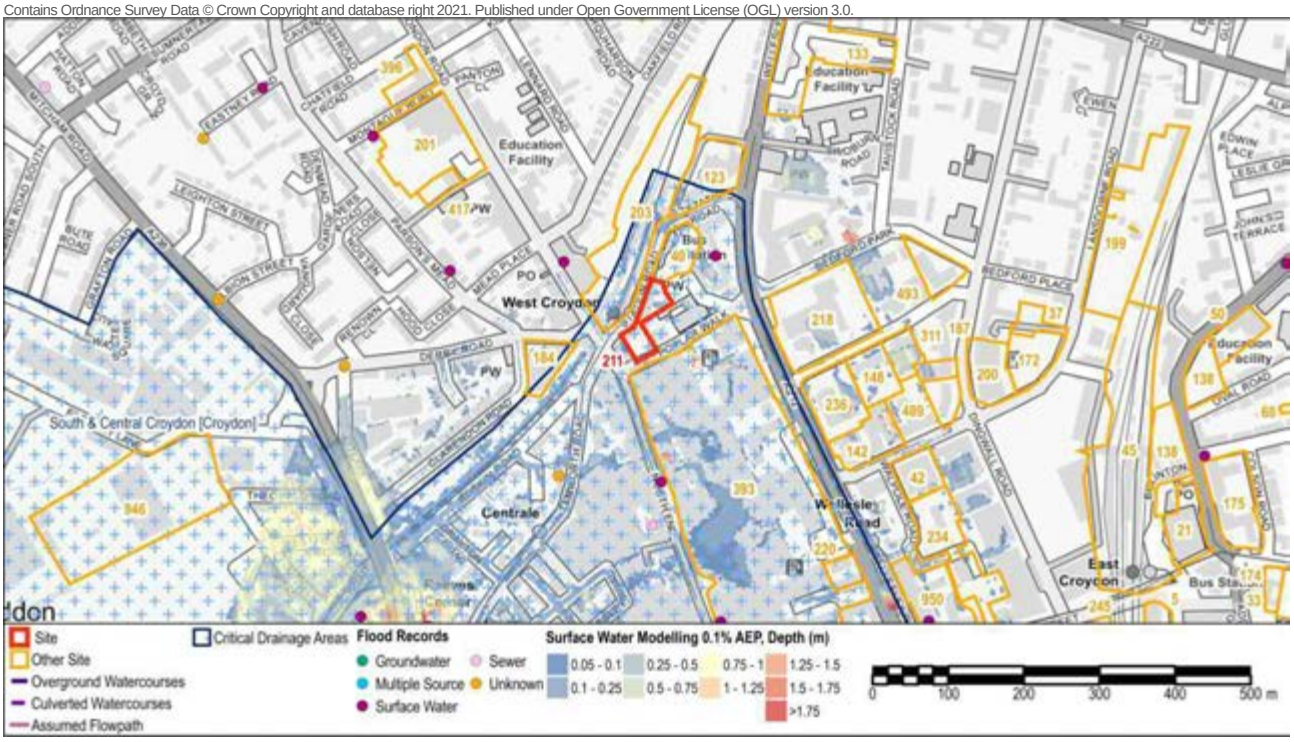

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth

Site Name: Poplar Walk car park and, 16-44 Station Road

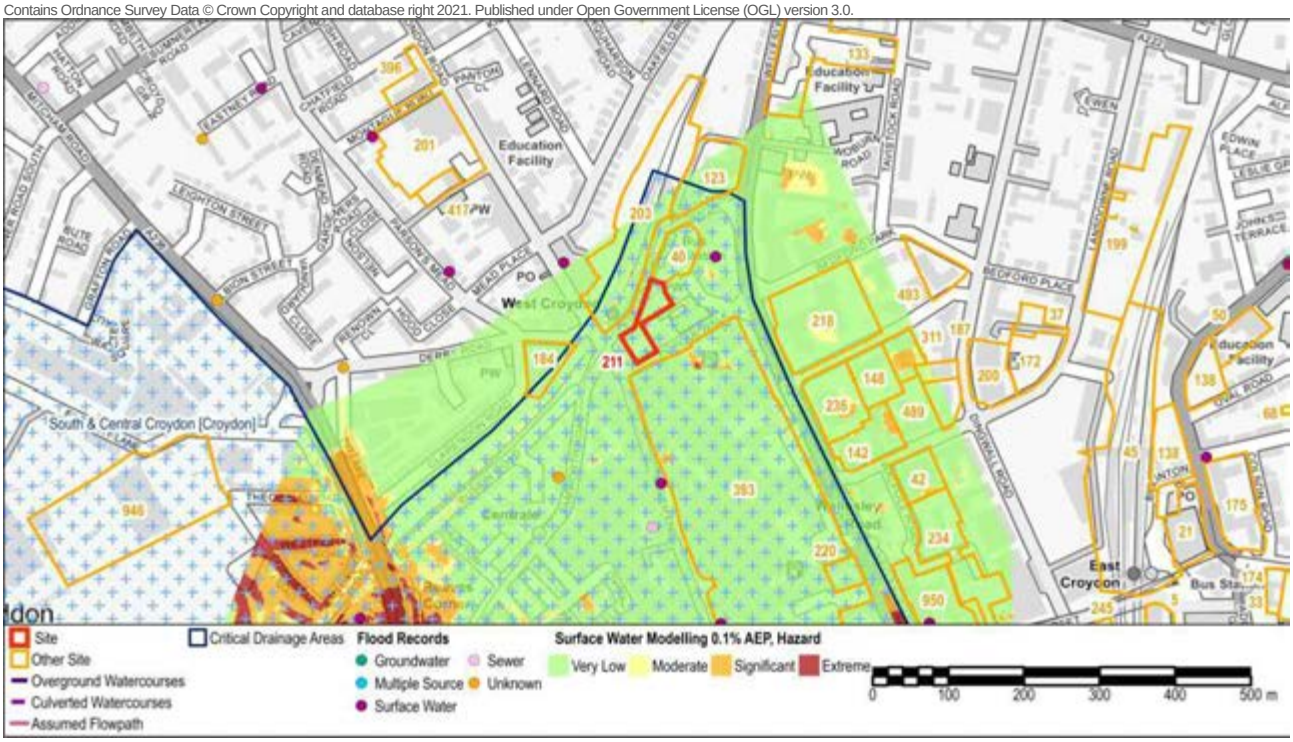

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard

Groundwater Flooding			
Bedrock Geology	Thames Group	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Potential for groundwater flooding of property situated below ground level	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
The Risk of Flooding from Surface Water mapping identifies the majority of the site to be at very low risk of surface water flooding. There is the potential for surface water to flow south from Station Road and pond at the north of the site. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_042, South & Central Croydon).
There are records of flooding from a range of sources including surface water, groundwater, sewers and unknown sources within 500m of the site.

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: 9-11 Wellesley Road

Site ID:	220	**Area (ha):**	0.16
Proposed Use:	Residential and/or hotel and/or retail and/or finance.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

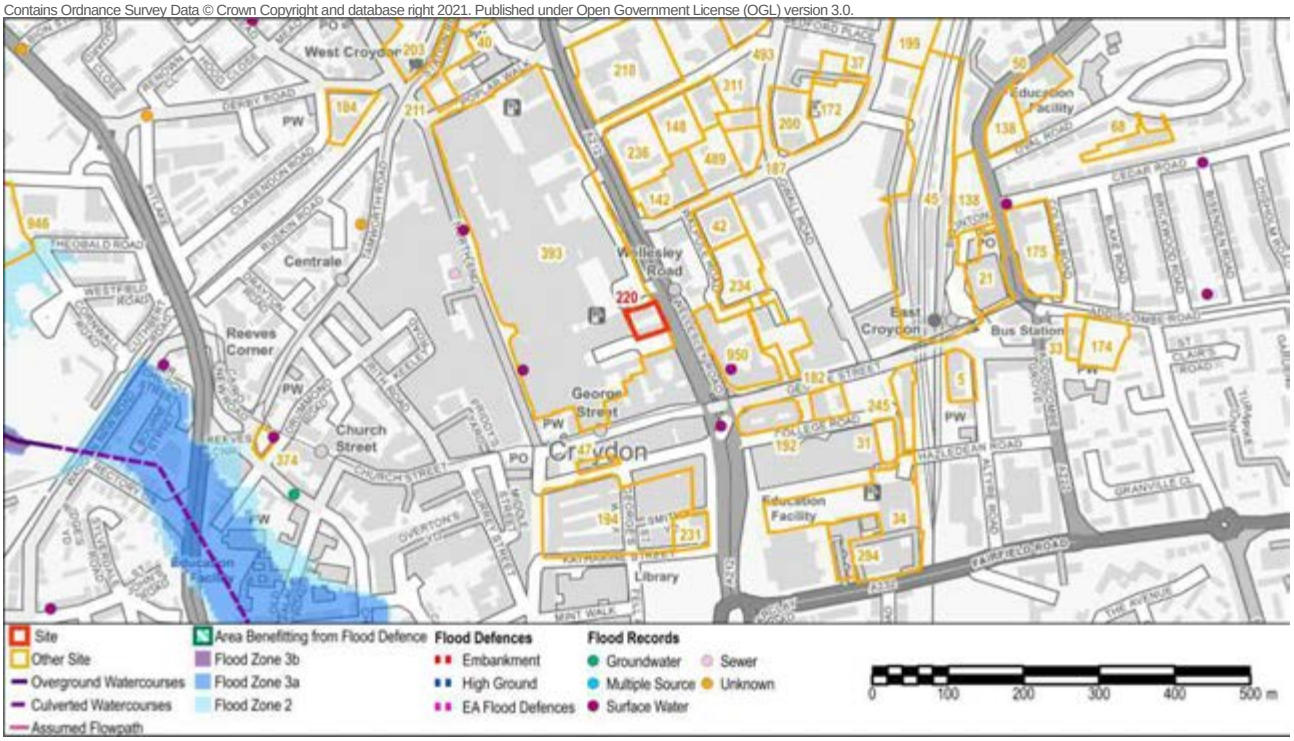

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 8; Groundwater 0; Sewer 1; Multiple source 0; Unknown source 1

River Flooding

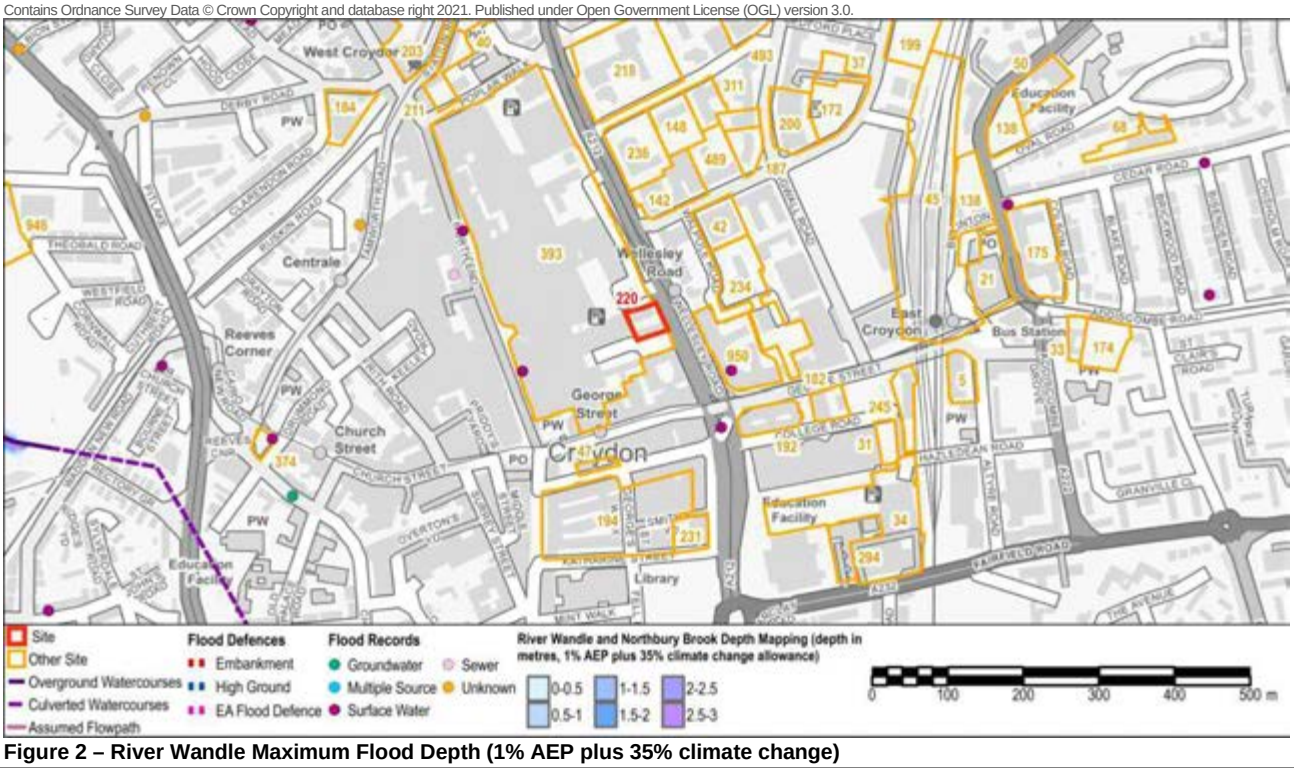

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)

Site Name: 9-11 Wellesley Road

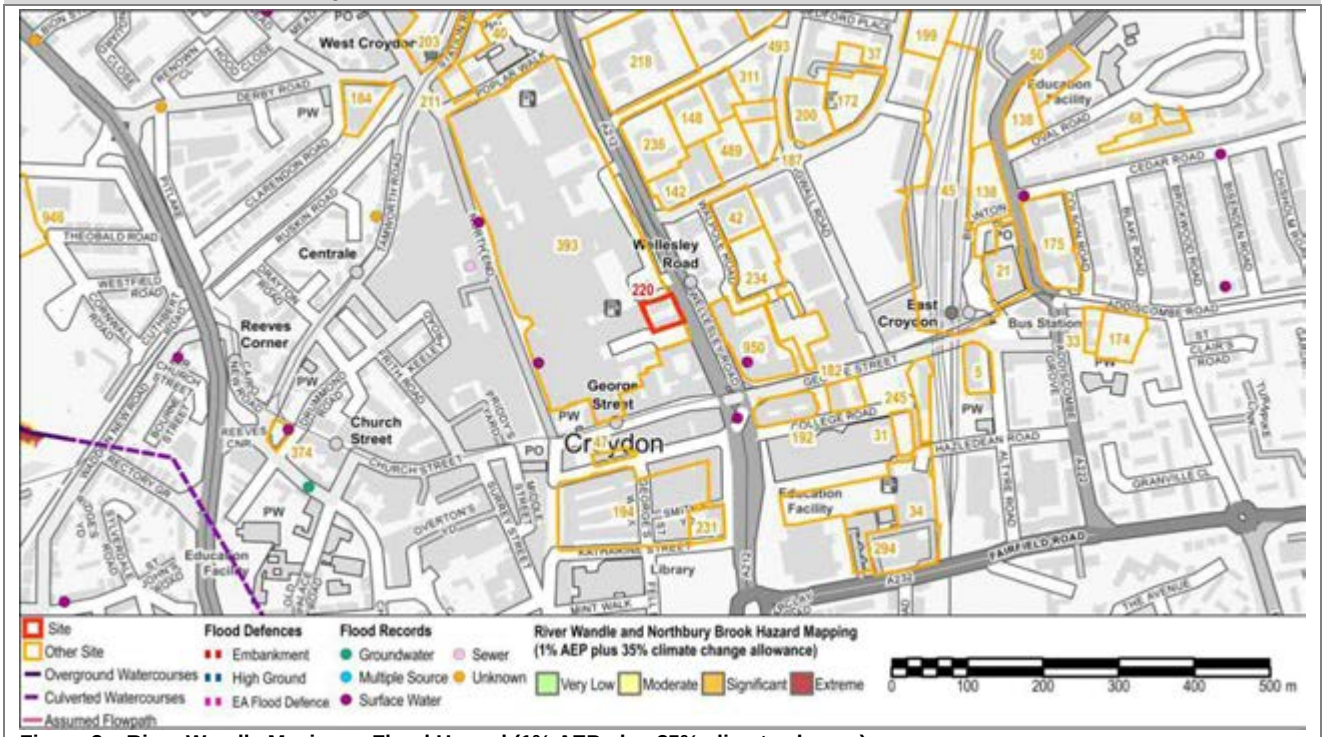

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)

Surface Water Flooding	
Critical Drainage Area	Group8_042 - South & Central Croydon [Croydon]
Drainage Catchment	DC39

Site Name: 9-11 Wellesley Road

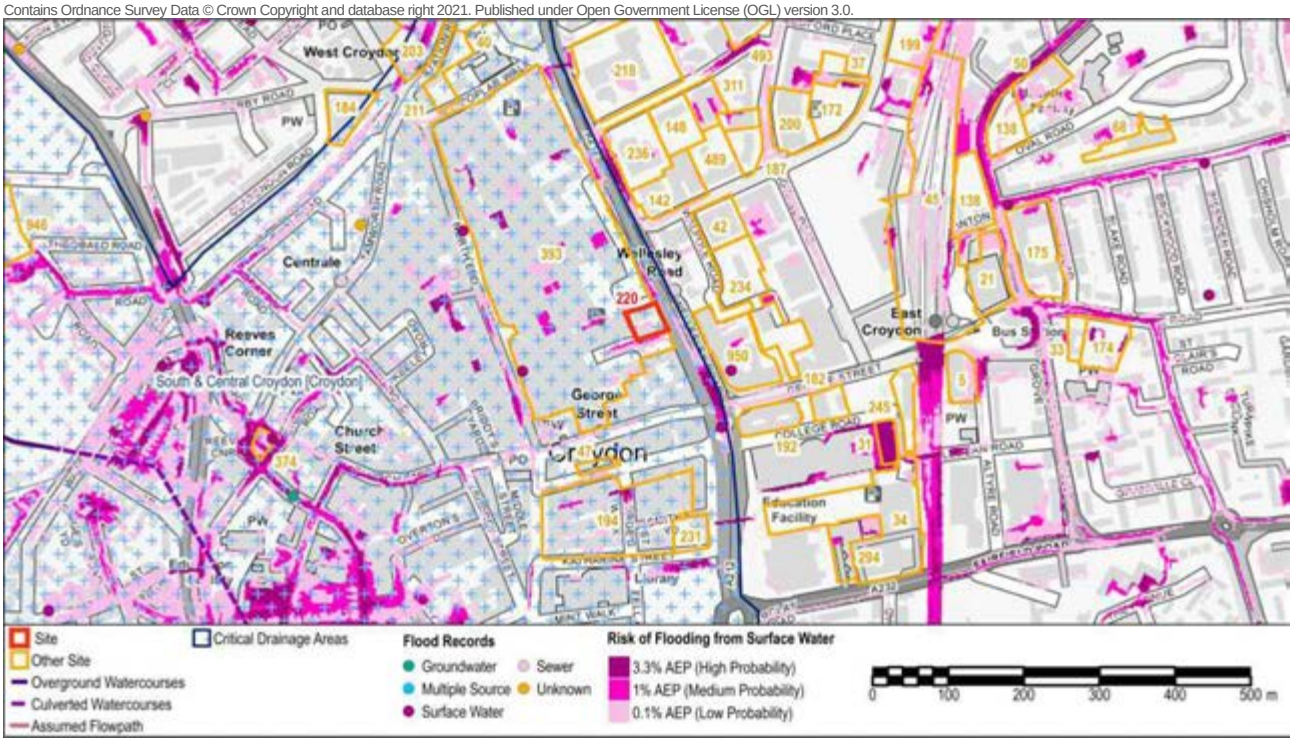

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

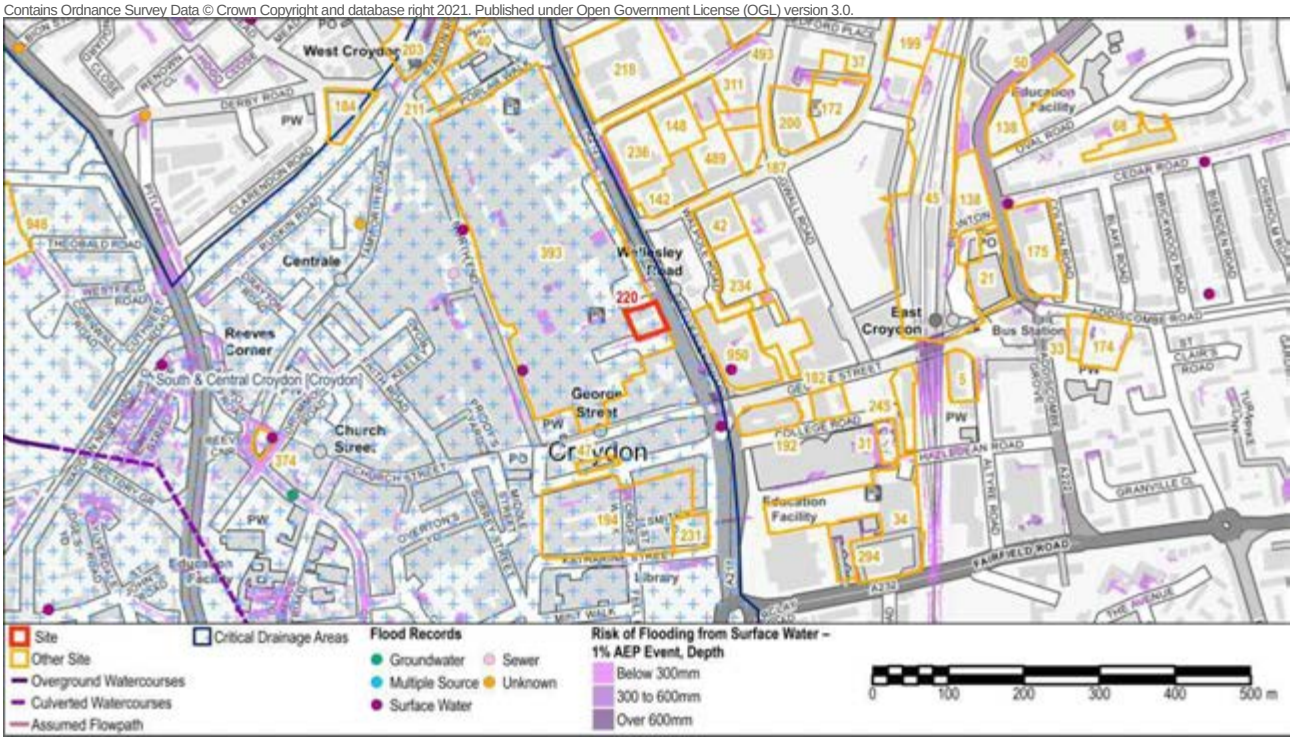

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: 9-11 Wellesley Road

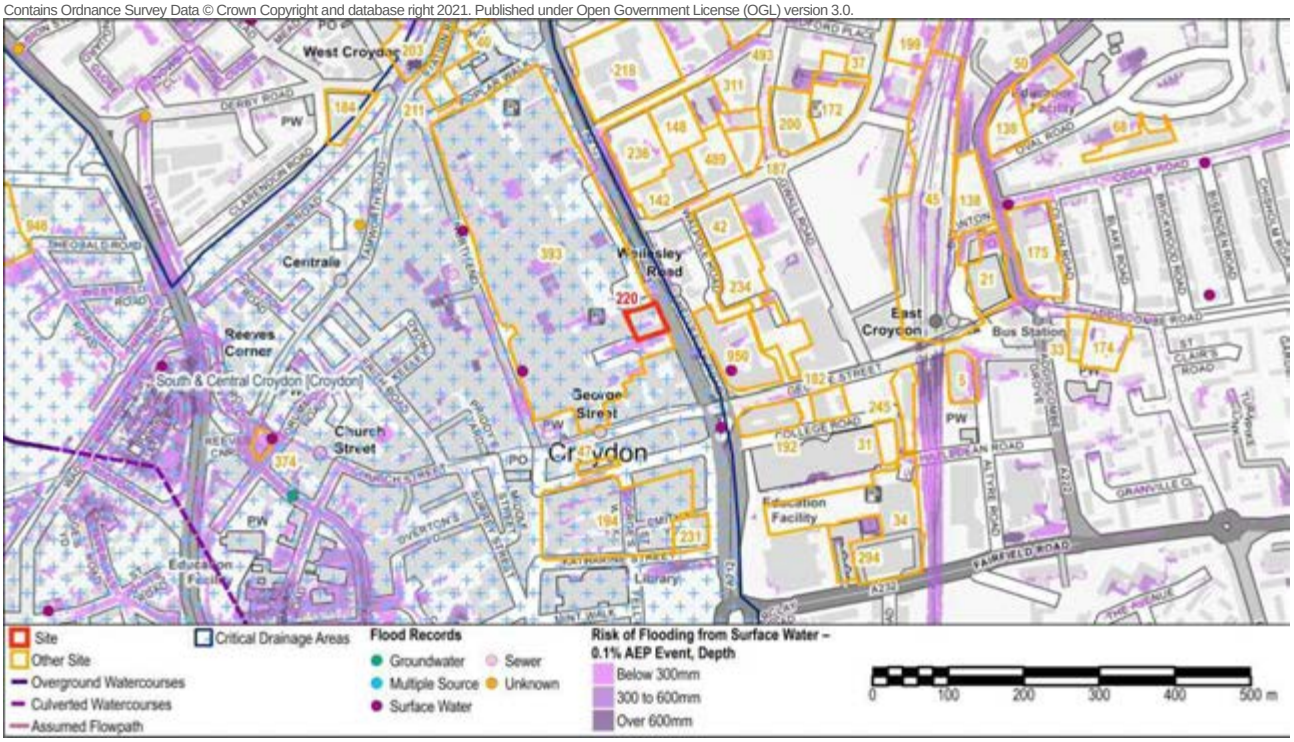

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

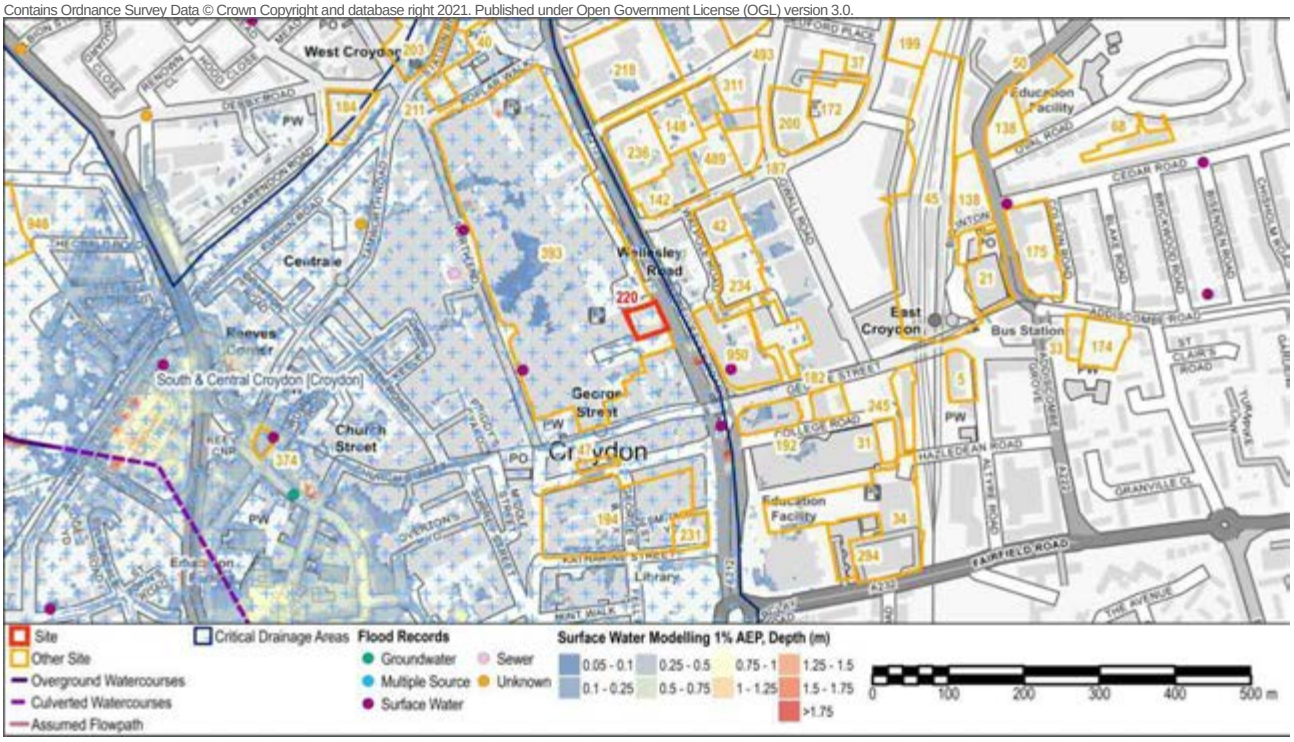

Figure 7 - Surface Water Modelling 1% AEP Flood Depth

Site Name: 9-11 Wellesley Road

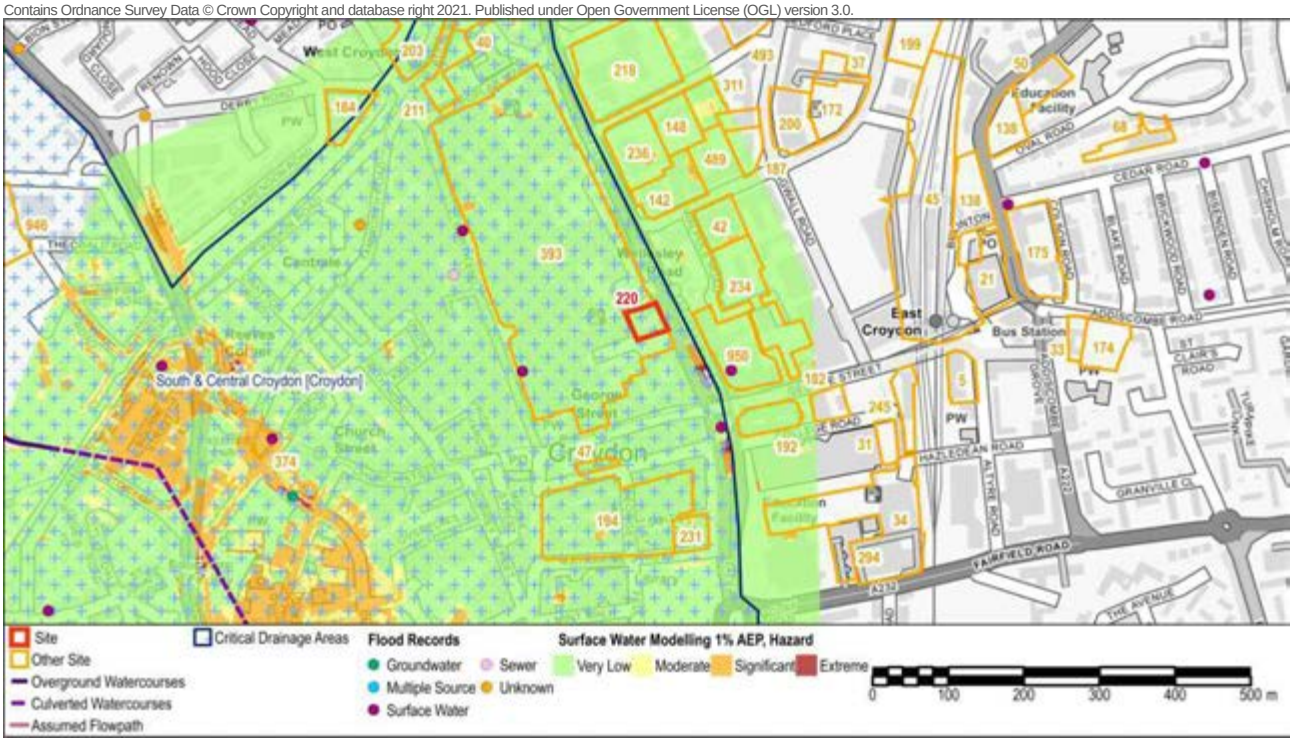

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard

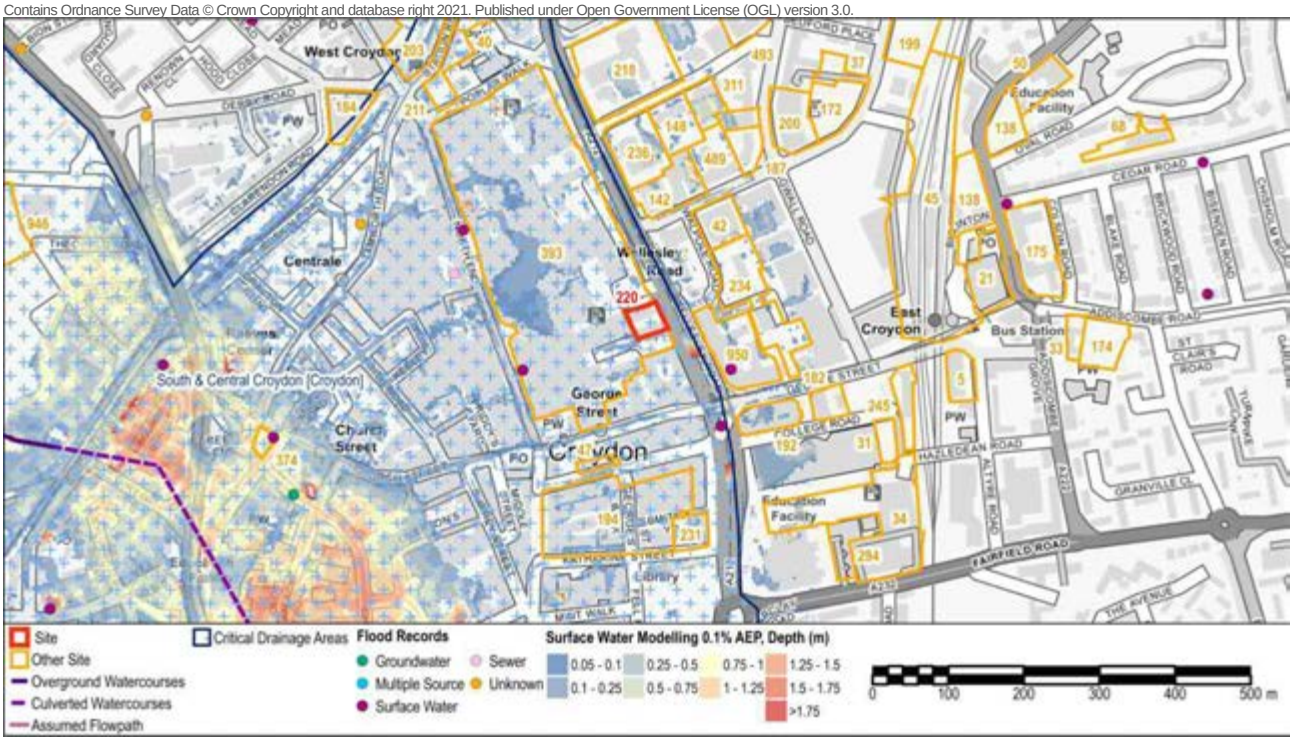

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth

Site Name: 9-11 Wellesley Road

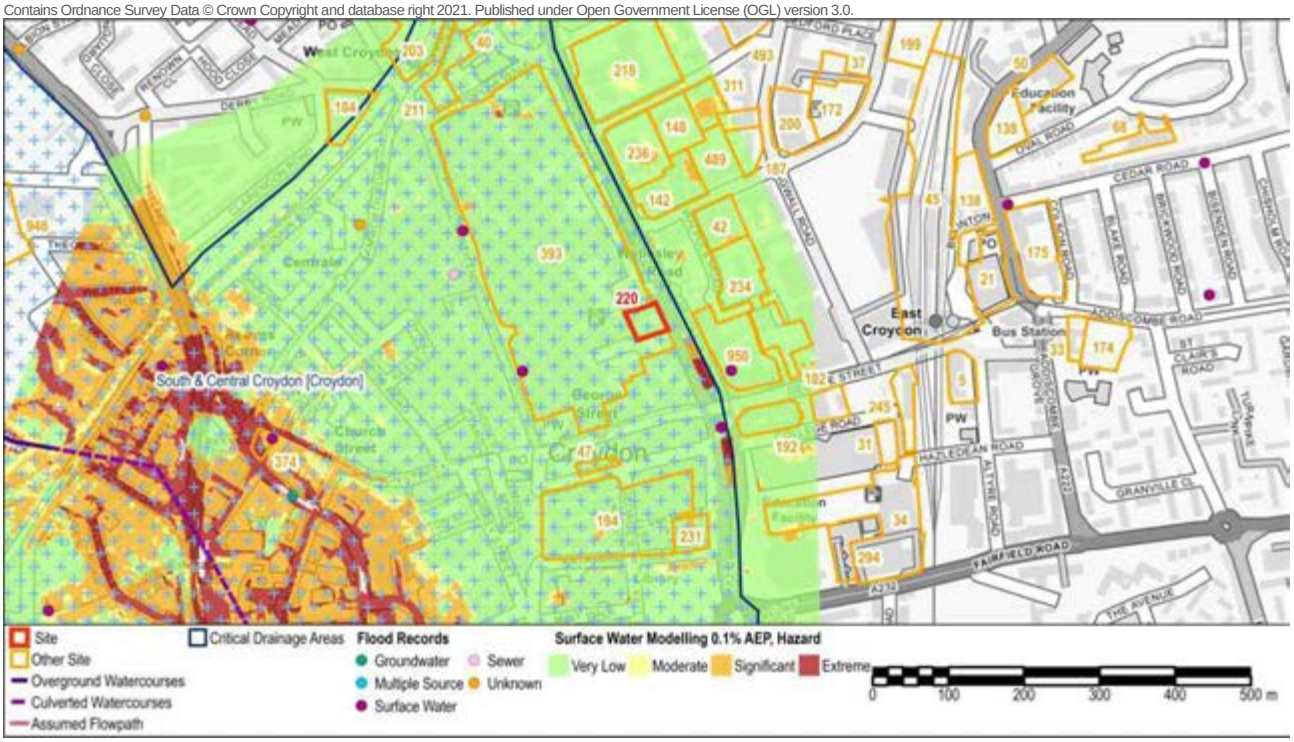

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard

Groundwater Flooding			
Bedrock Geology	Lambeth Group	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
The Risk of Flooding from Surface Water mapping identifies the site and surrounding area to be at low probability of surface water flooding. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_042, South & Central Croydon).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: Segas House, Park Lane

Site ID:	231	**Area (ha):**	0.2
Proposed Use:	Residential conversion with cultural uses or town centre uses.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

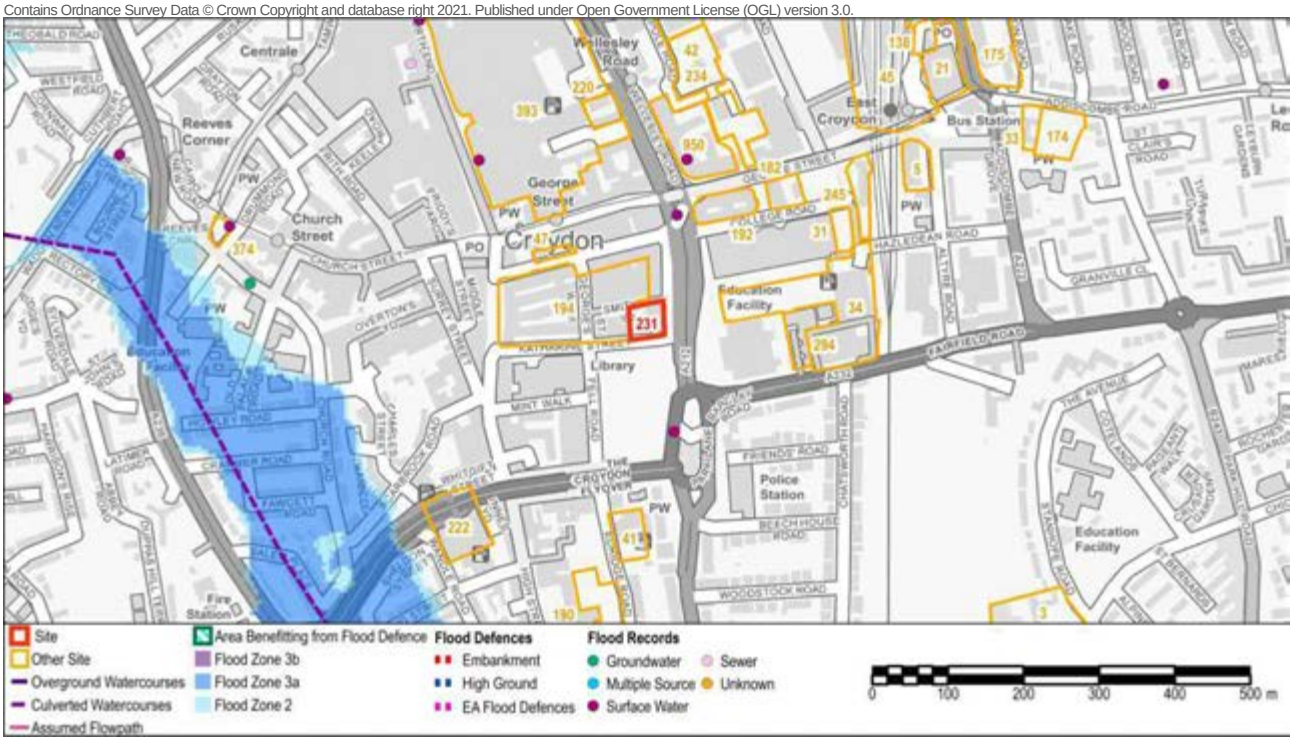

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 6; Groundwater 0; Sewer 1; Multiple source 0; Unknown source 0

River Flooding

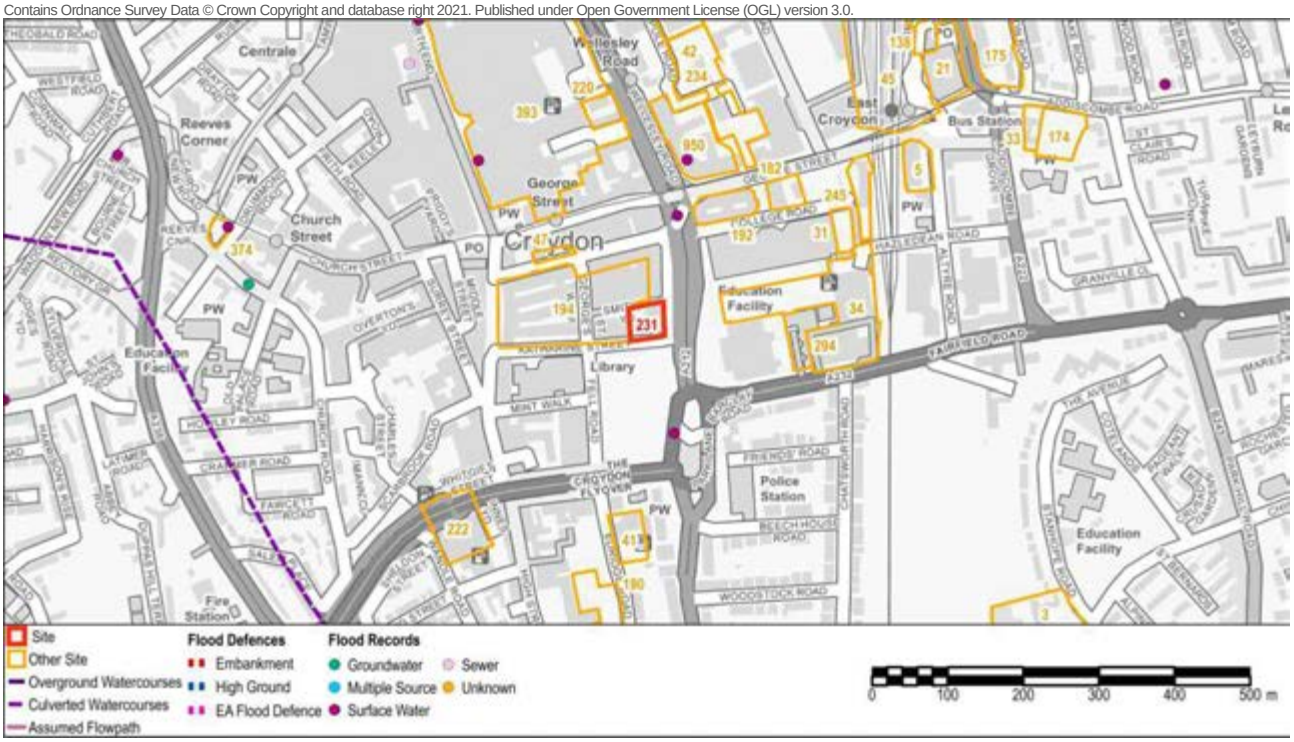

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Site Name: Segas House, Park Lane

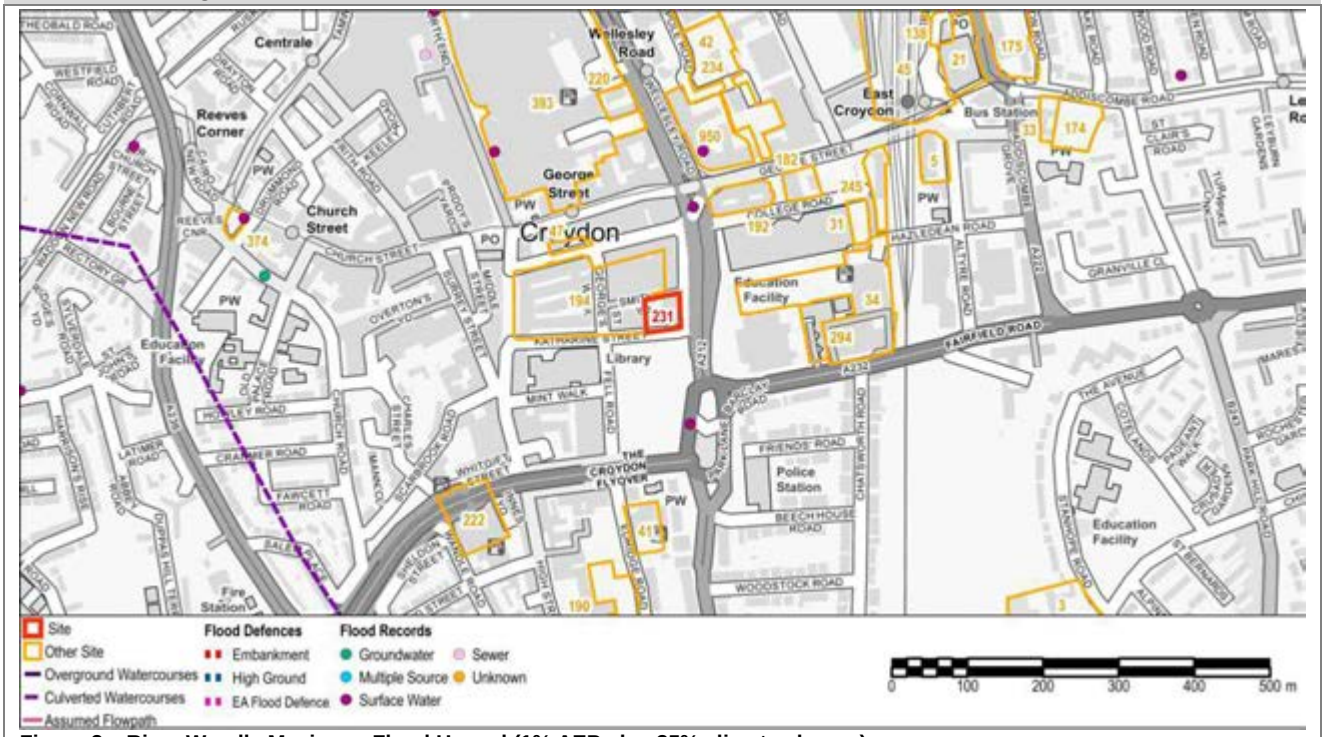

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Surface Water Flooding	
Critical Drainage Area	Group8_042 - South & Central Croydon [Croydon]
Drainage Catchment	DC39

Site Name: Segas House, Park Lane

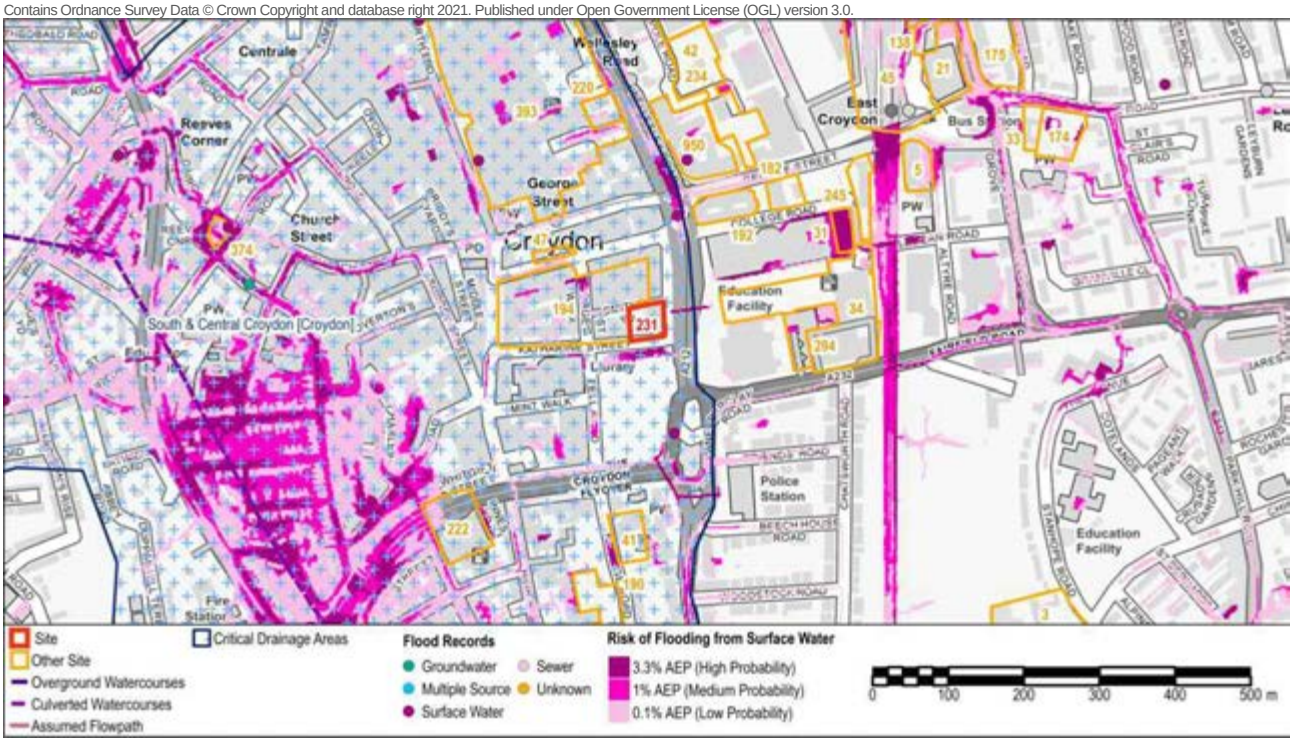

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

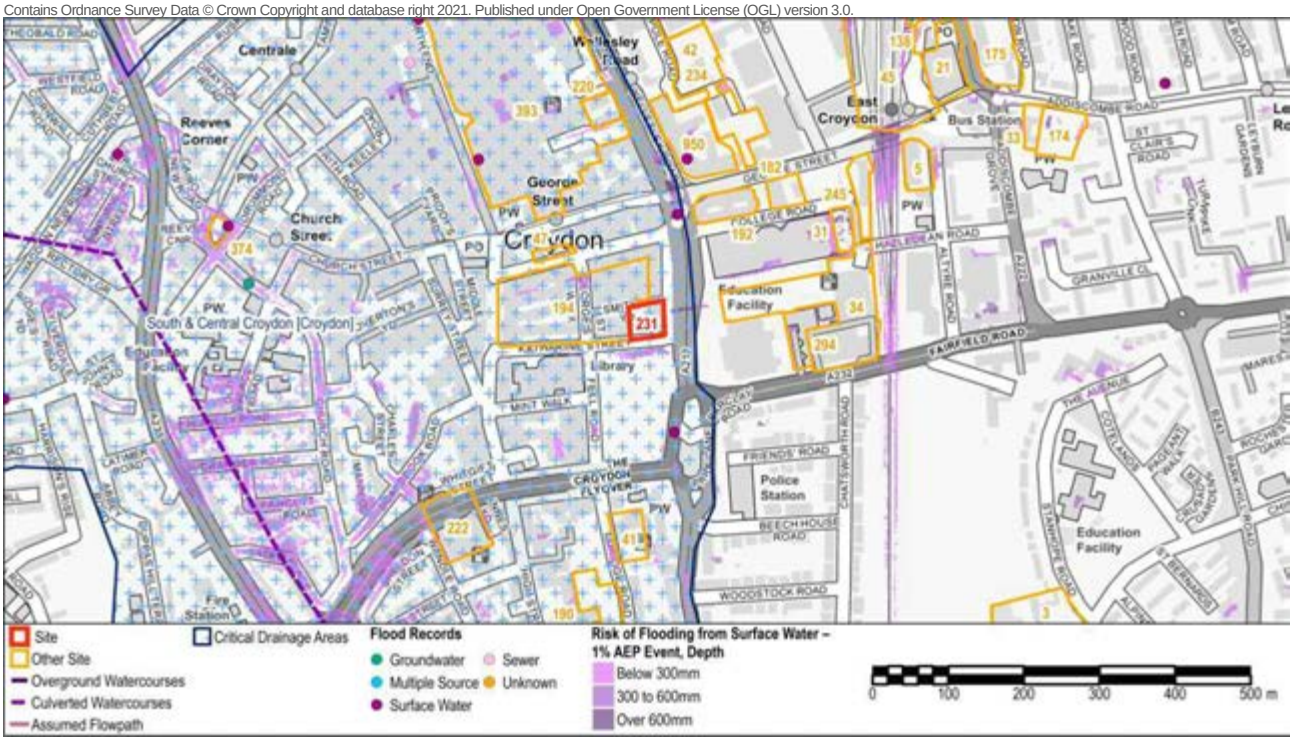

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: Segas House, Park Lane

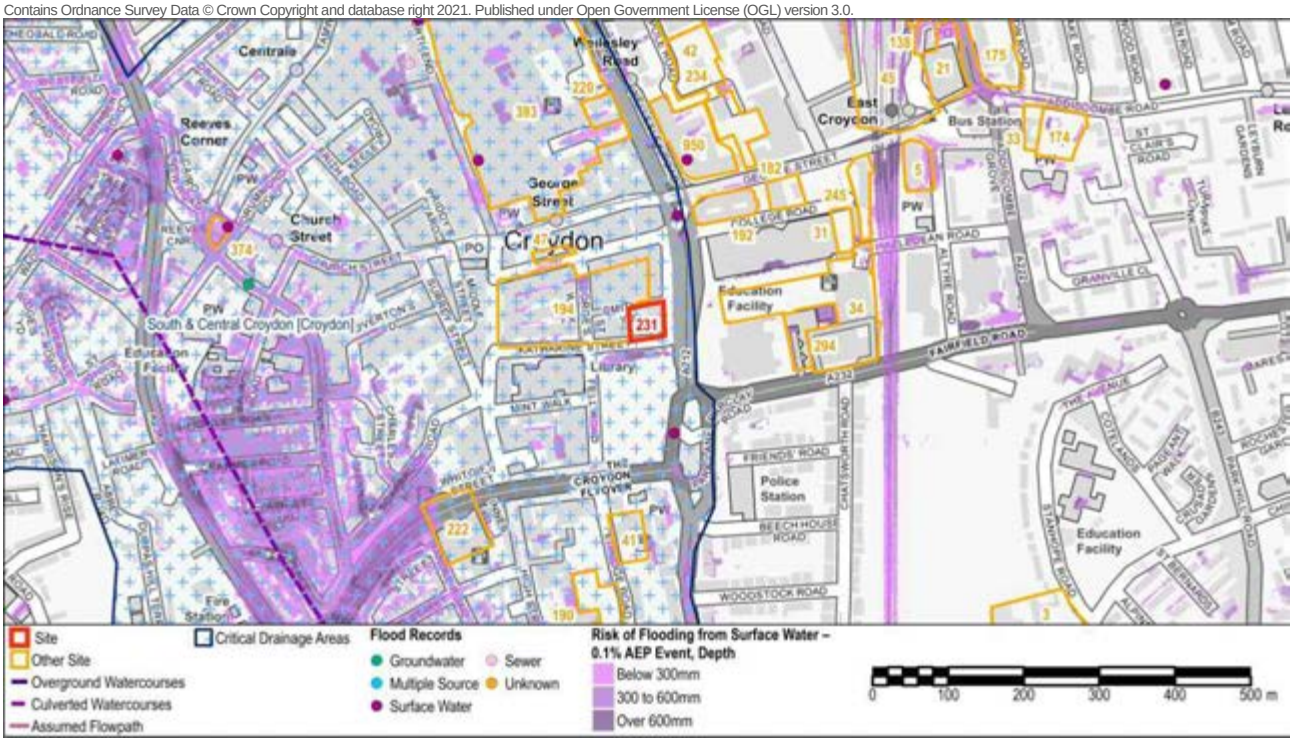

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

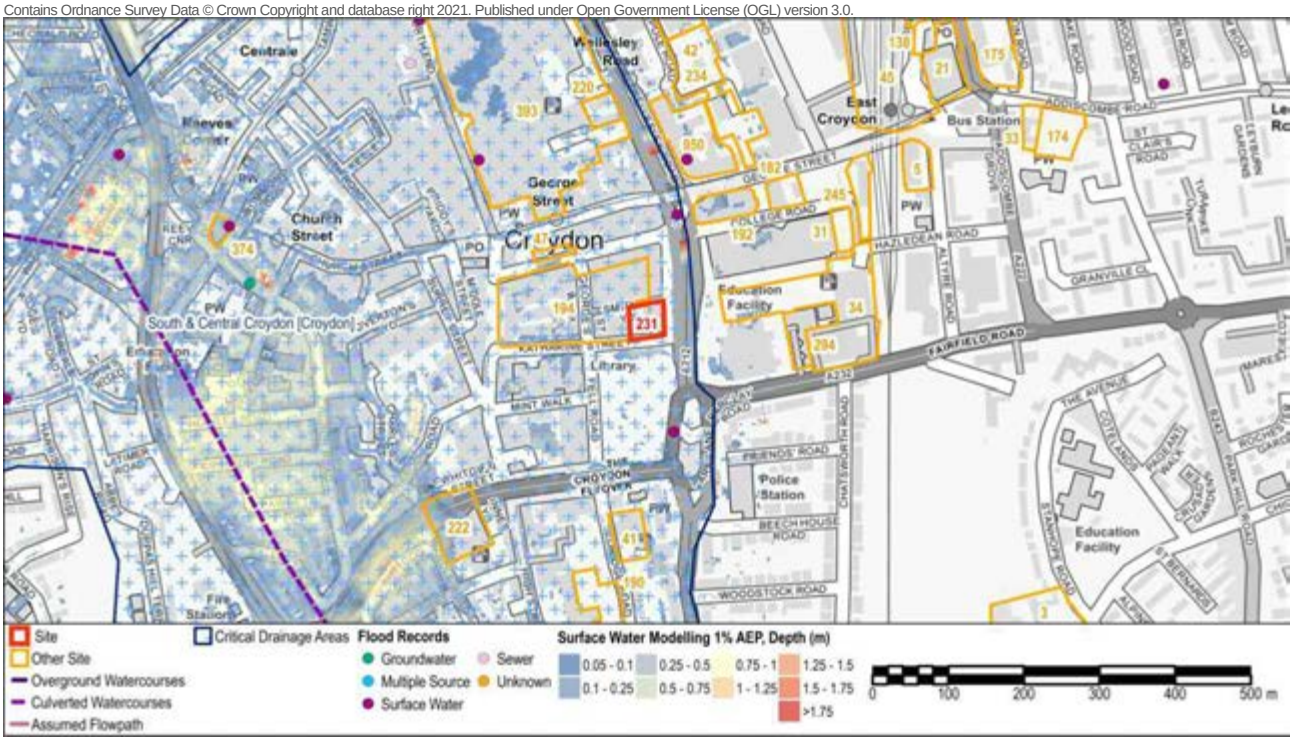

Figure 7 - Surface Water Modelling 1% AEP Flood Depth

Site Name: Segas House, Park Lane

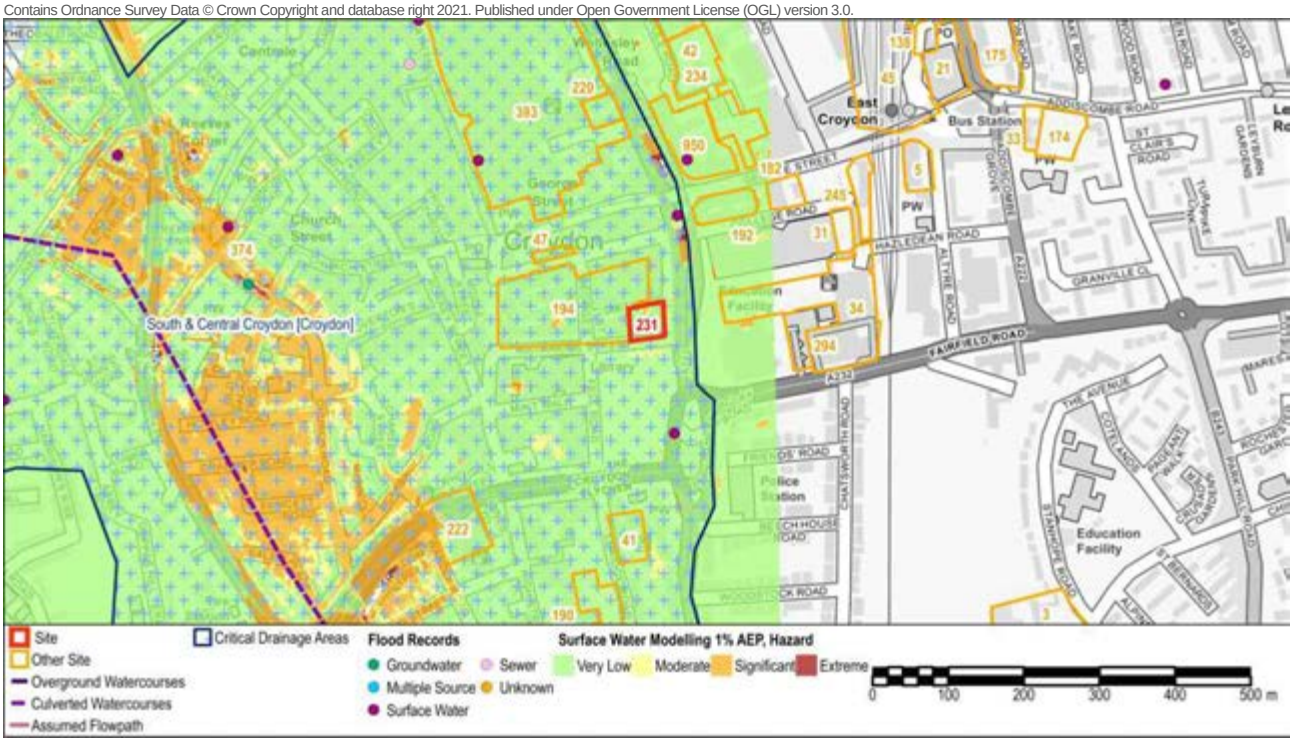

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard

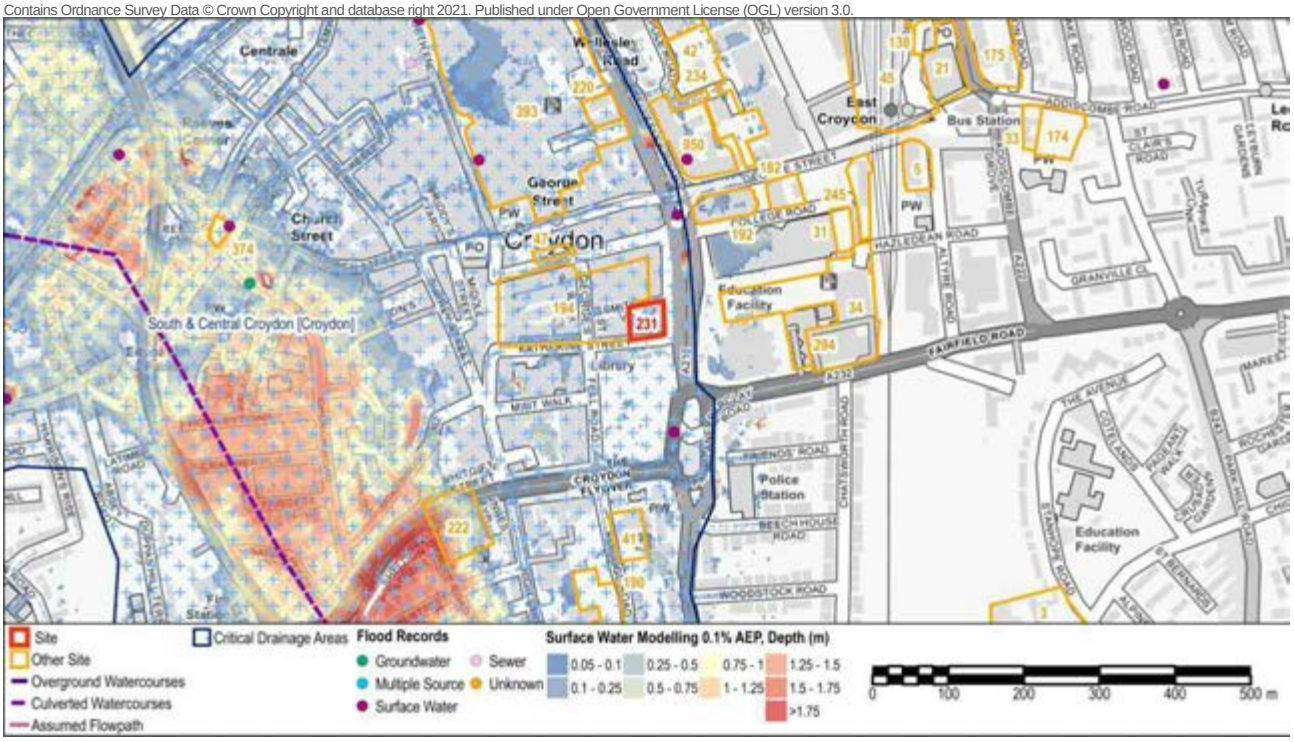

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth

Site Name: Segas House, Park Lane

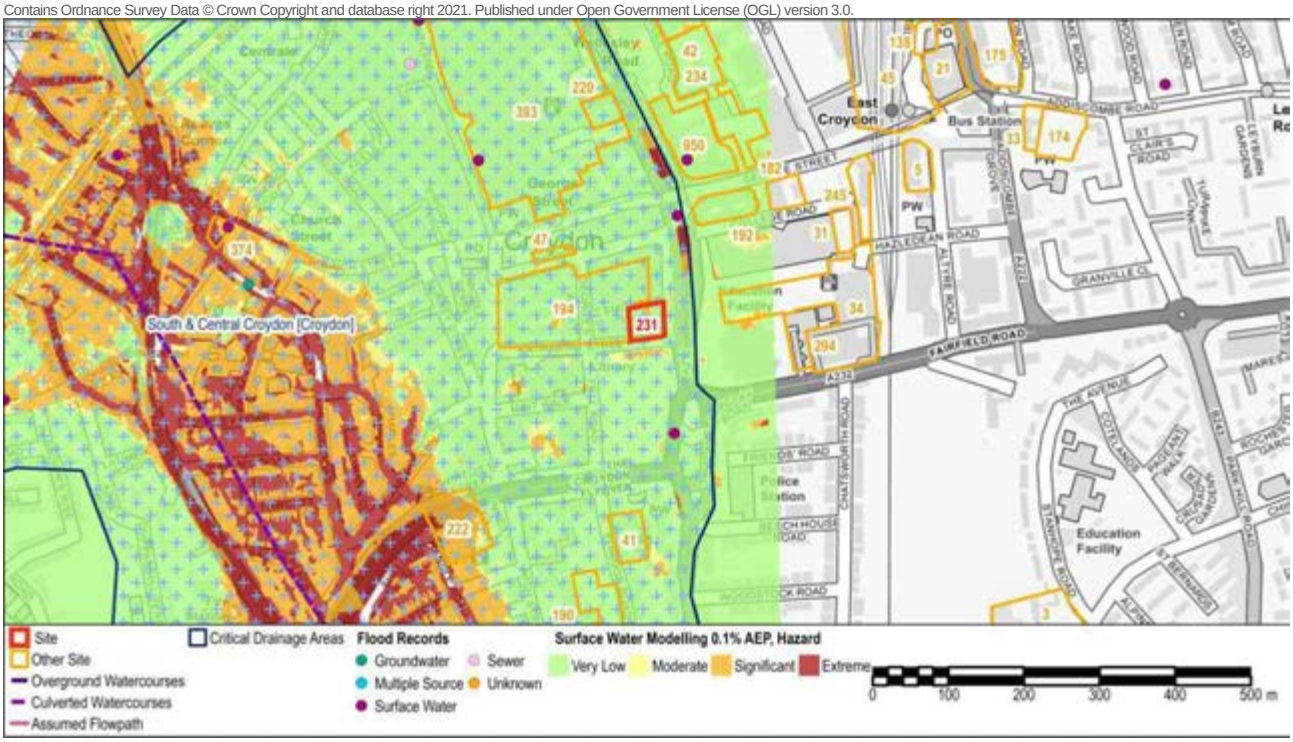

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard

Groundwater Flooding			
Bedrock Geology	Lambeth Group, Thanet Sand Formation	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur, Potential for groundwater flooding of property situated below ground level	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
A 1050mm diameter culvert runs in a northern direction through this area conveying the intermittent sources of the River Wandle (the Caterham Bourne and Merstham Bourne) and runoff generated in the surroundings to join with the River Wandle in Wandle Park. The area to the west of the site is shown to be in Flood Zone 3, High probability of flooding from surface water flows associated with the route of this culverted watercourse.
The Risk of Flooding from Surface Water mapping identifies the site to be at very low risk of surface water flooding. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_042, South & Central Croydon).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: Norwood Heights Shopping Centre, Westow Street

Site ID:	357	**Area (ha):**	1.46
Proposed Use:	Retail, replacement community use, residential and office.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

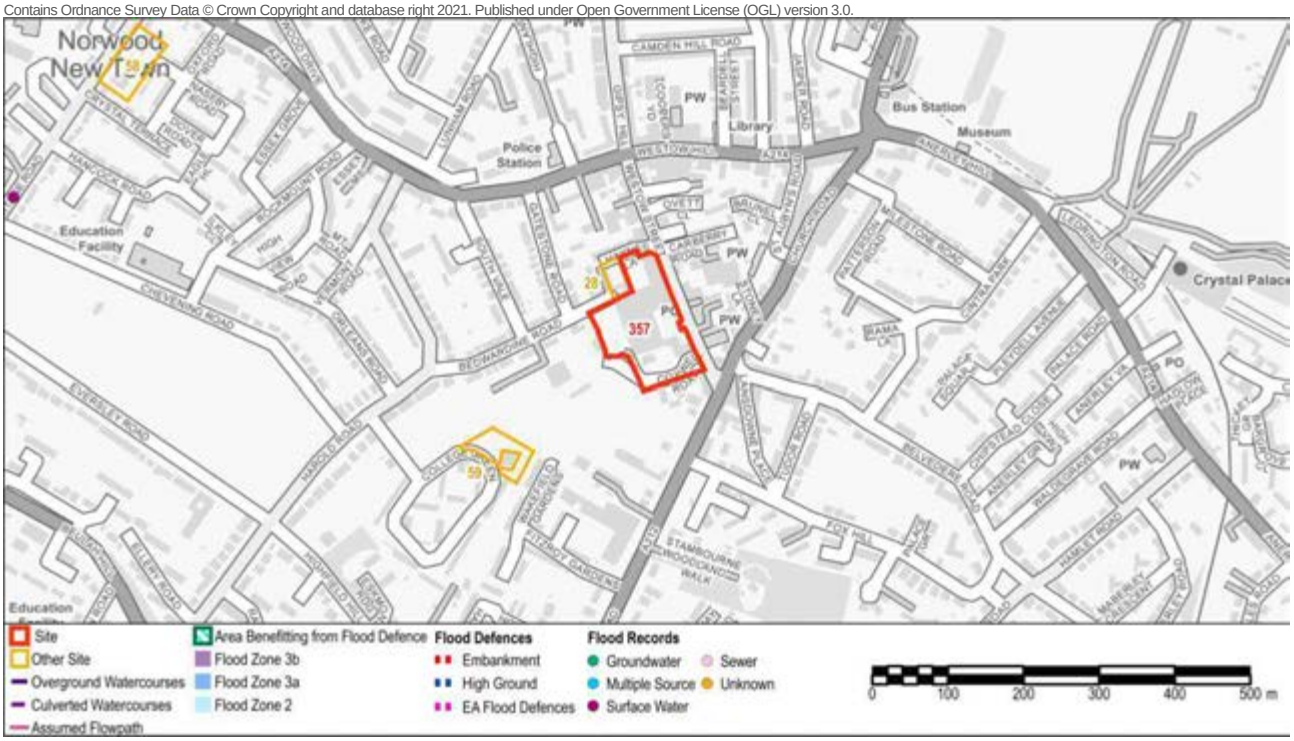

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 0; Groundwater 0; Sewer 0; Multiple source 0; Unknown source 0

River Flooding

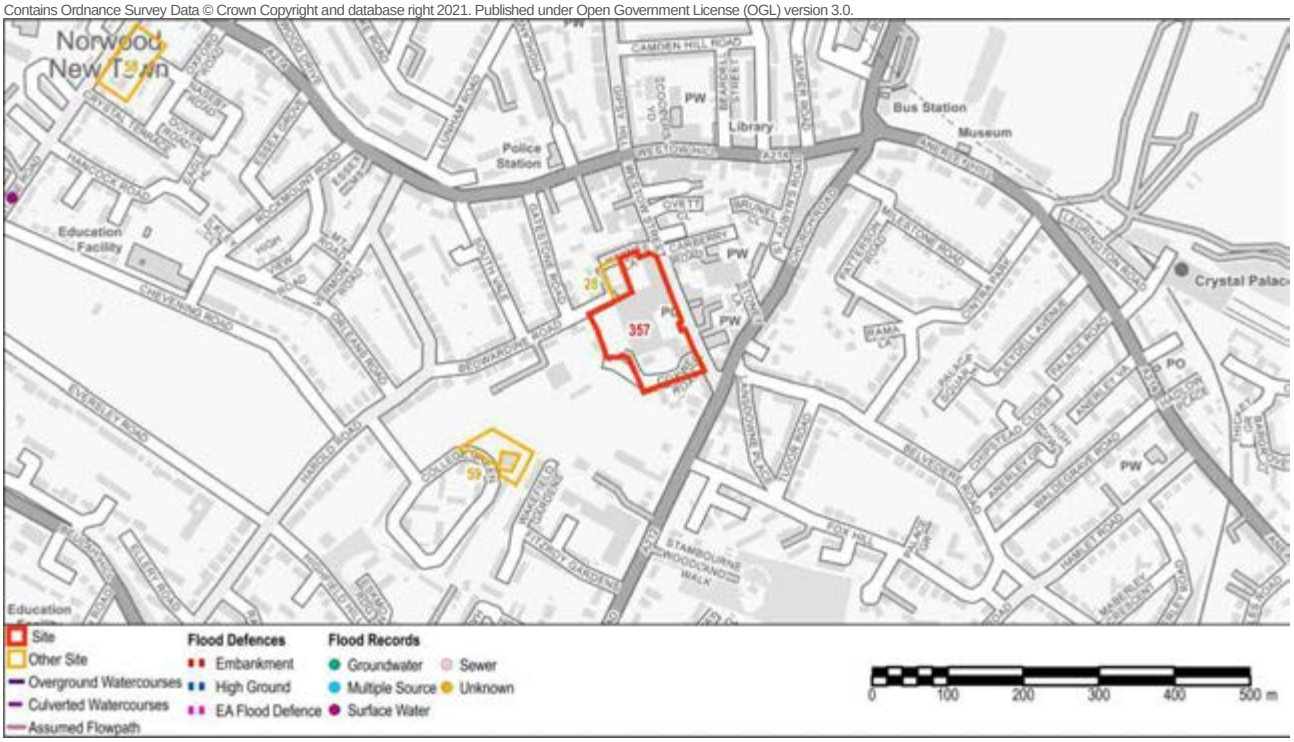

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Site Name: Norwood Heights Shopping Centre, Westow Street

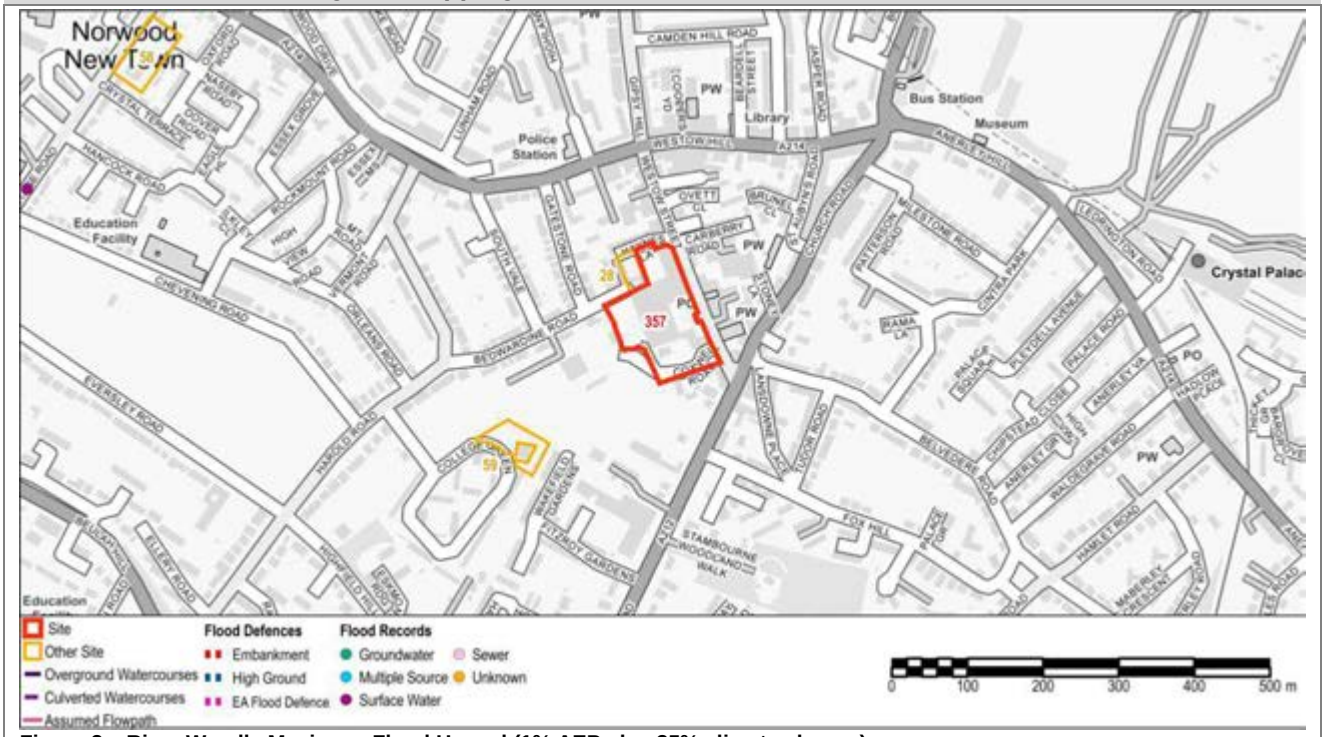

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Surface Water Flooding	
Critical Drainage Area	Group7_030 - Norwood [Lambeth]
Drainage Catchment	DC20

Site Name: Norwood Heights Shopping Centre, Westow Street

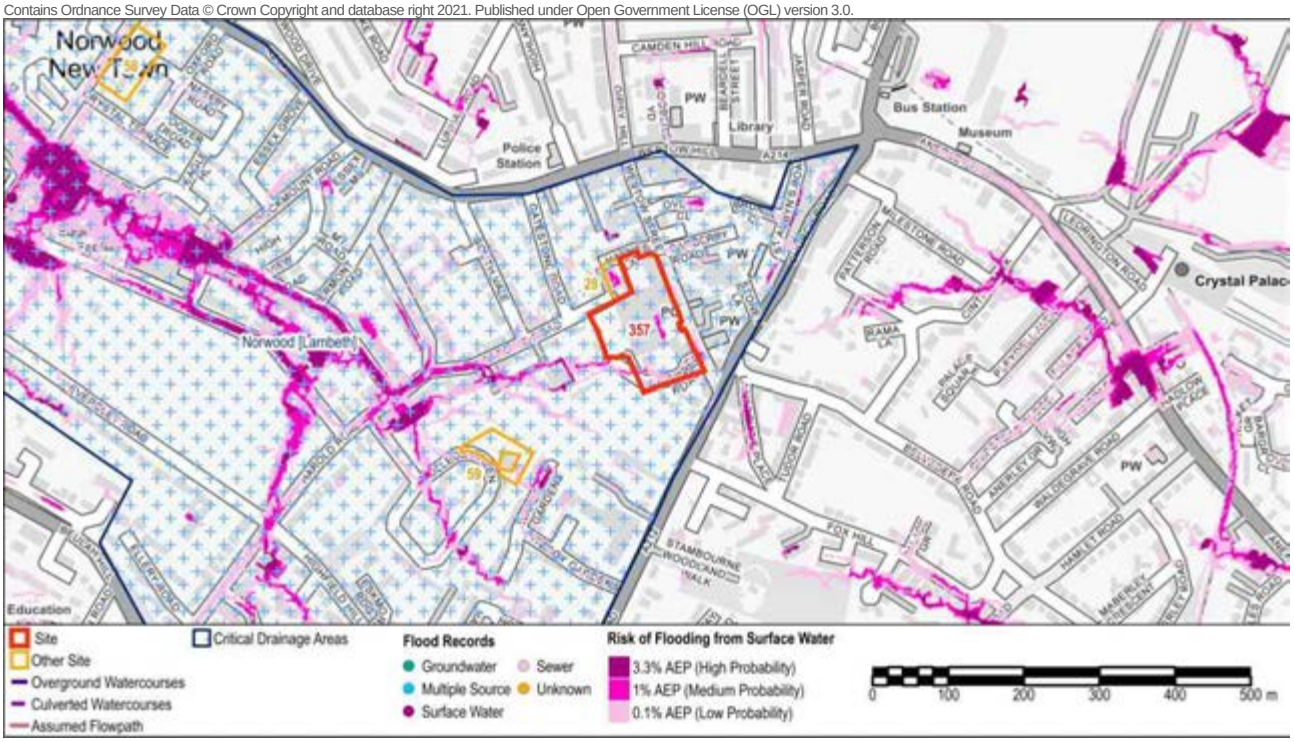

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

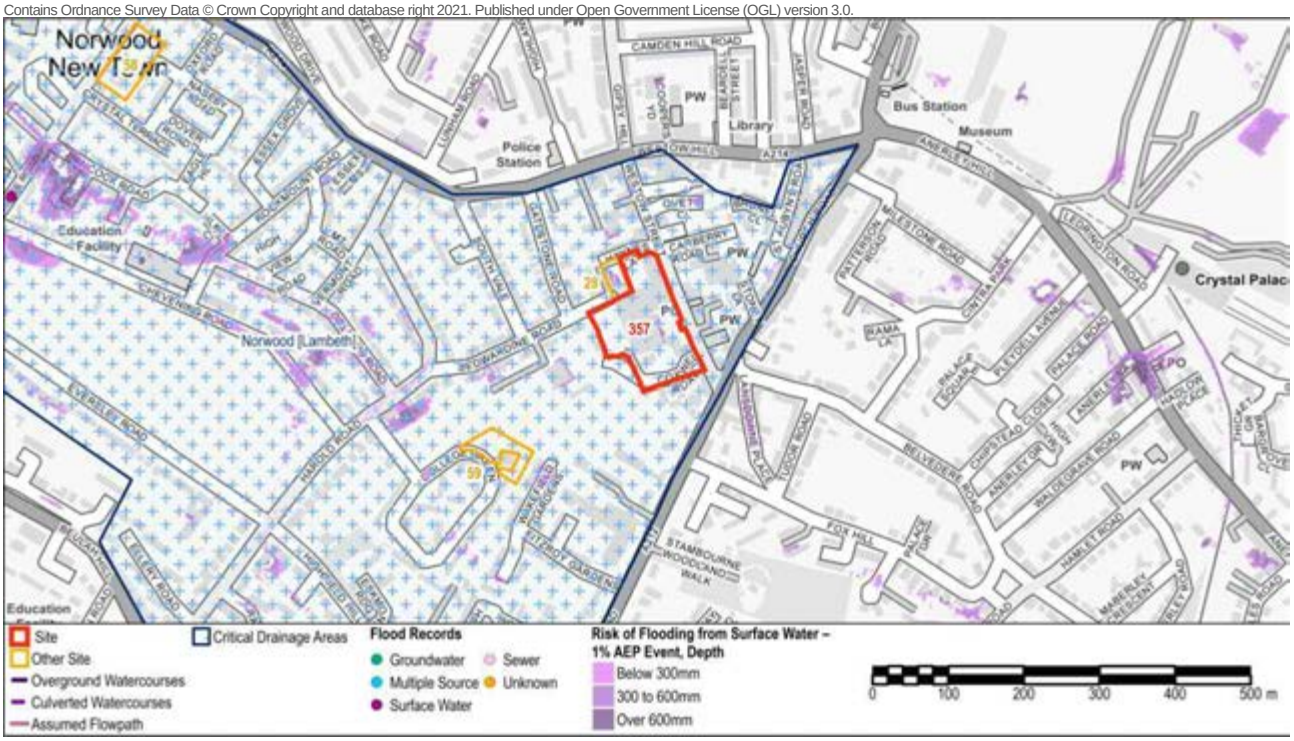

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: Norwood Heights Shopping Centre, Westow Street

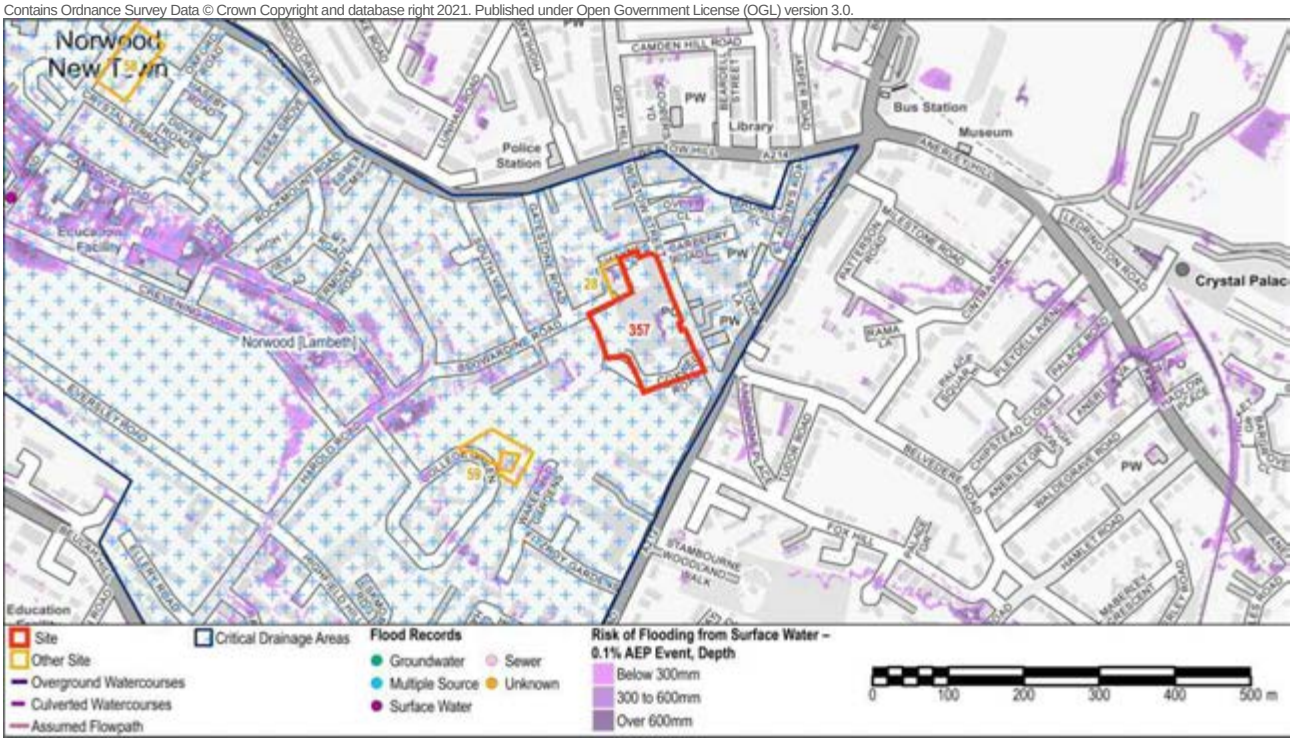

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

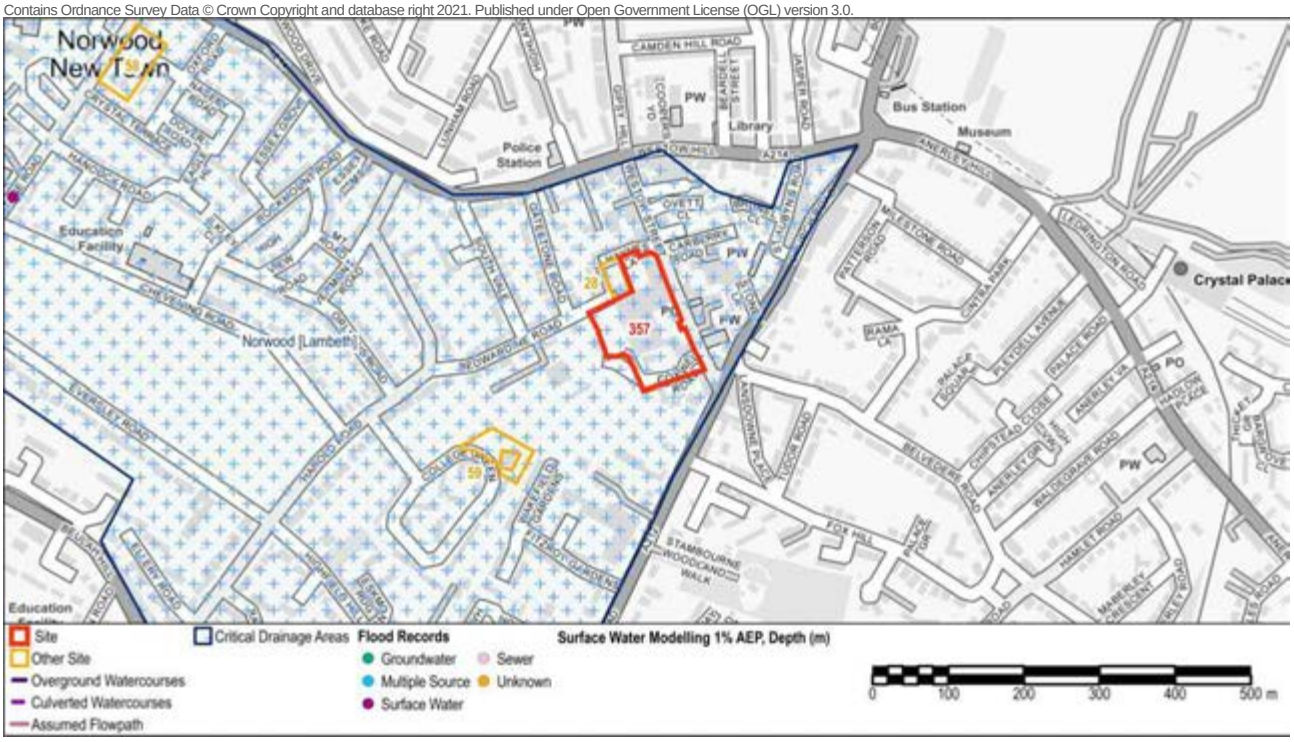

Figure 7 - Surface Water Modelling 1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: Norwood Heights Shopping Centre, Westow Street

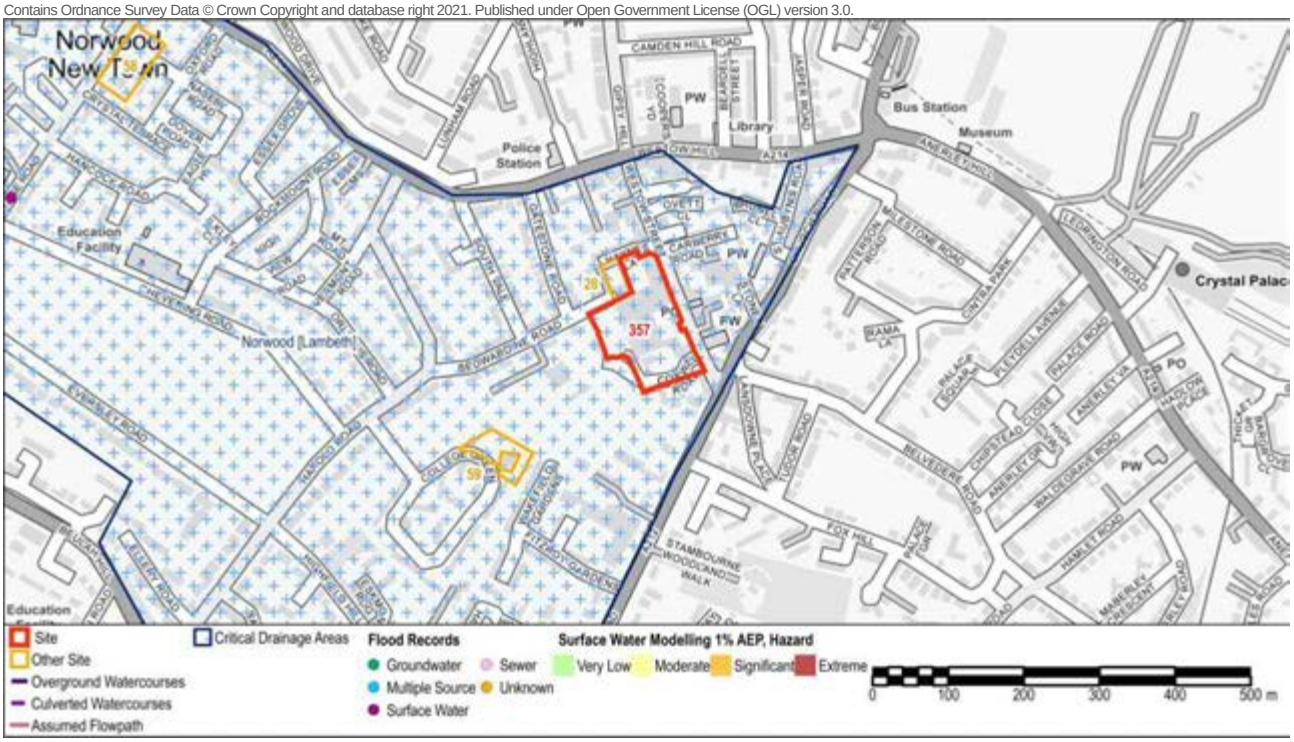

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

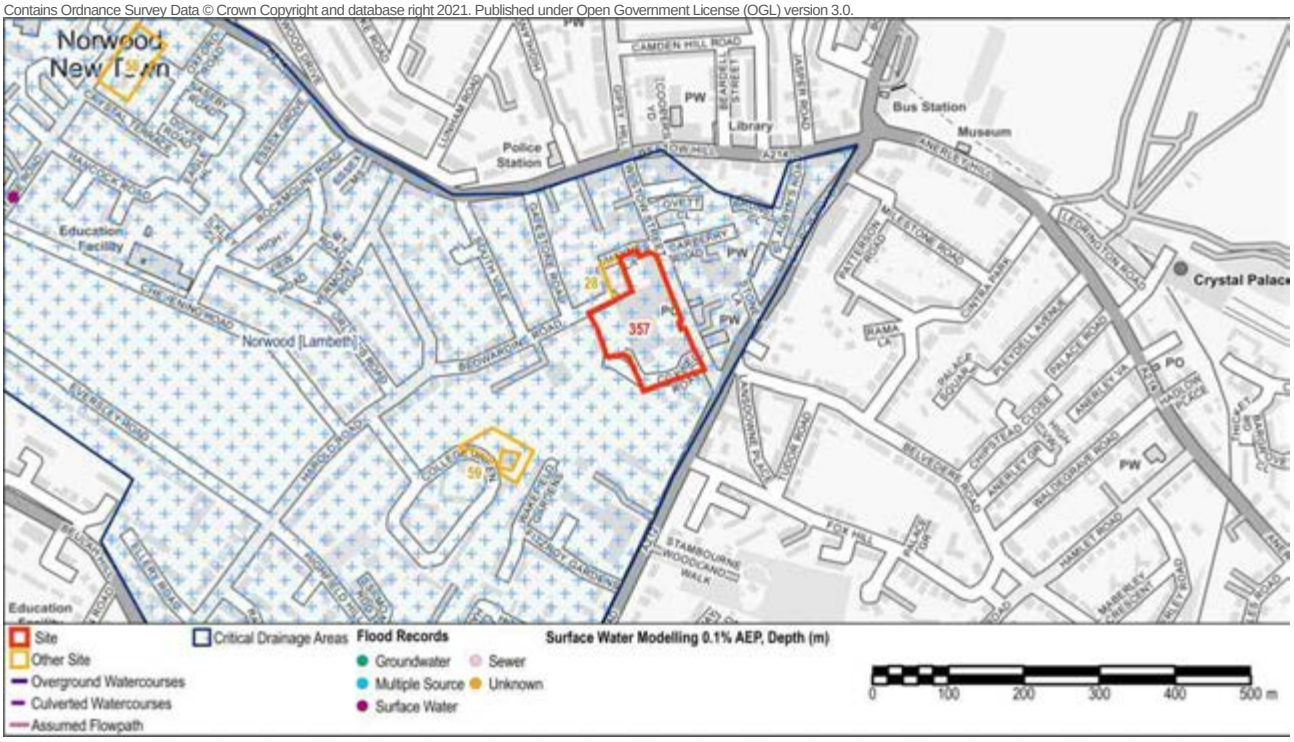

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: Norwood Heights Shopping Centre, Westow Street

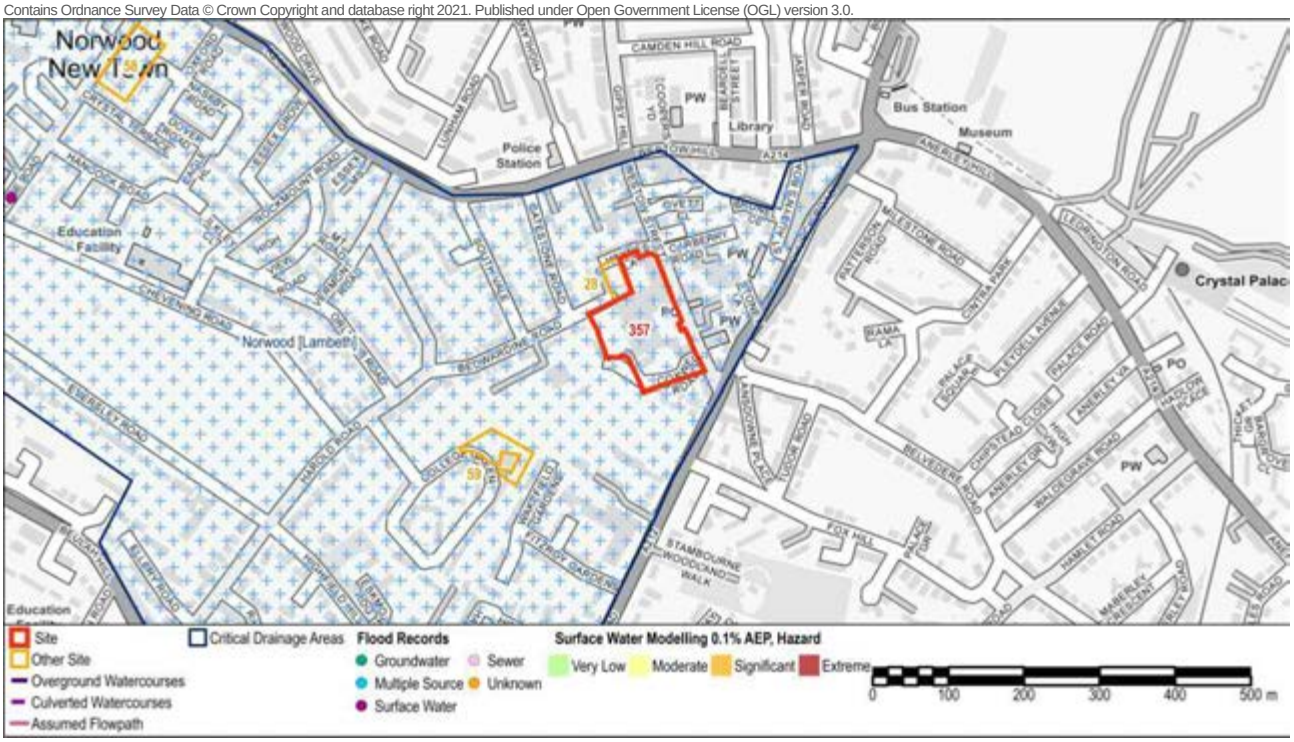

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

Groundwater Flooding			
Bedrock Geology	Thames Group	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined Flood Zone 1, Low probability of river flooding. The Risk of Flooding from Surface Water mapping identifies parts of the site and surrounding area to be at Medium probability of surface water flooding. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group7_030 - Norwood [Lambeth]).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: Whitgift Centre, North End

Site ID:	393	**Area (ha):**	7.75
Proposed Use:	Expansion of shopping centre, improved transport infrastructure, public realm and residential development.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

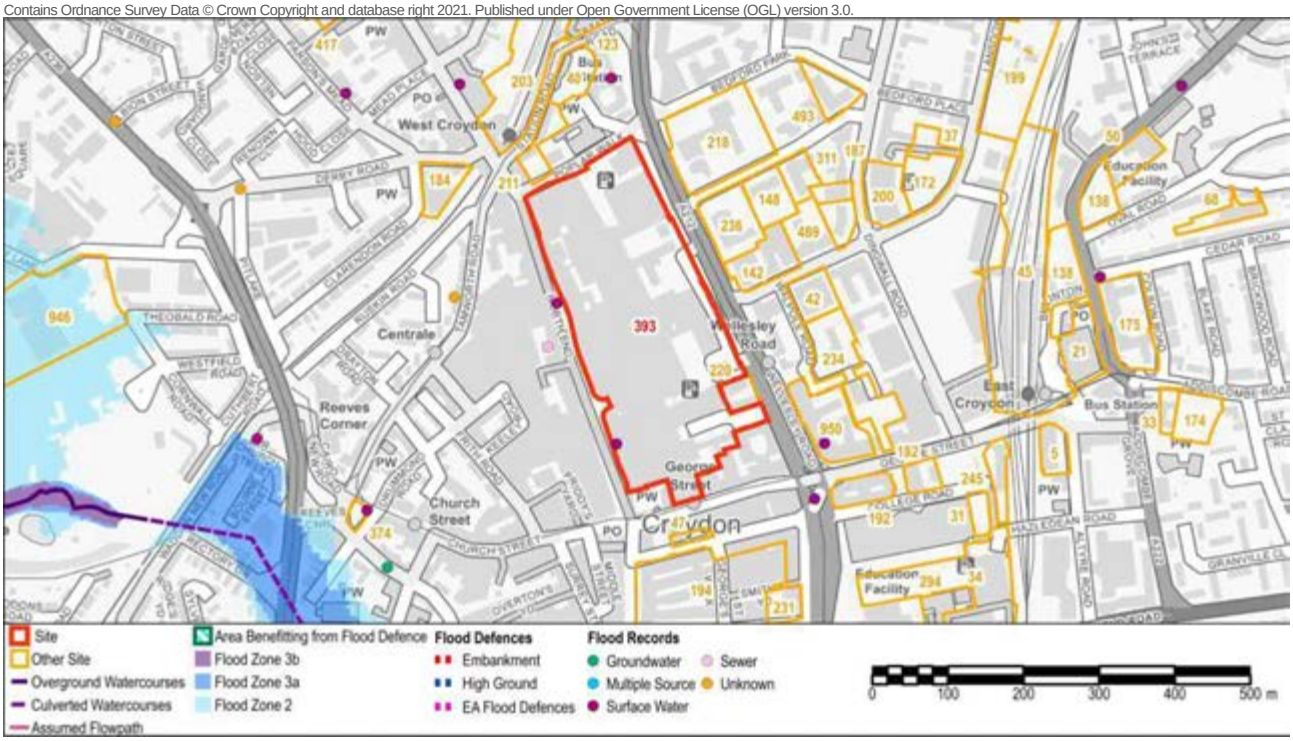

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 12; Groundwater 1; Sewer 1; Multiple source 0; Unknown source 2

River Flooding

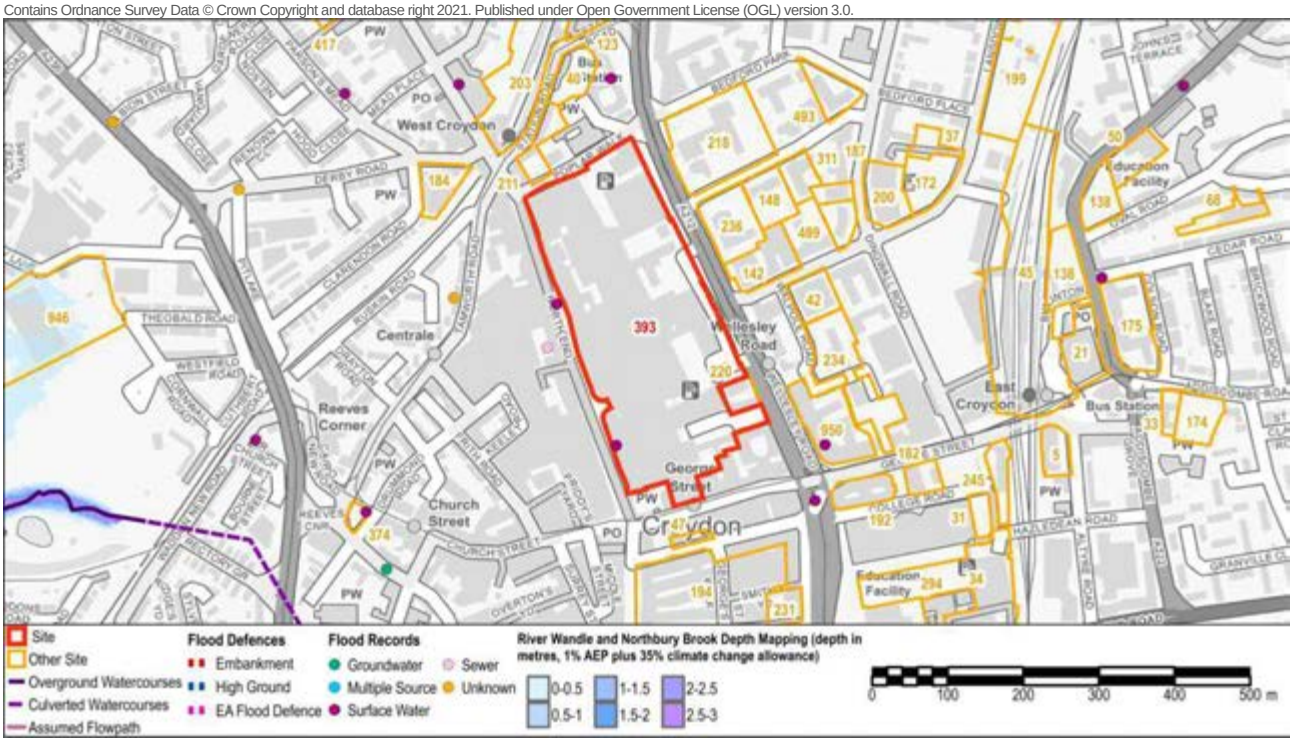

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)

Refer to the London Borough of Croydon Level 1 and Level 2 SFRA Reports for full details and limitations of the datasets used in this site assessment.

Site Name: Whitgift Centre, North End

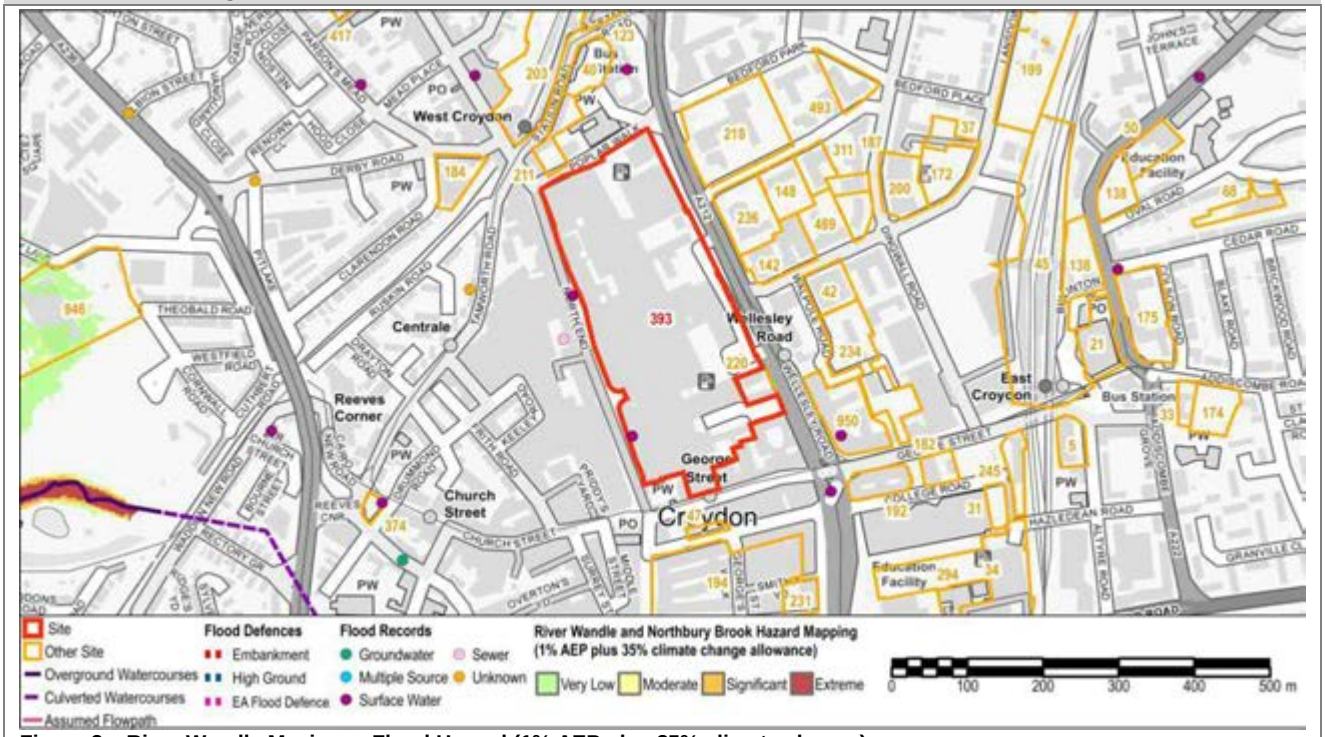

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)

Surface Water Flooding	
Critical Drainage Area	Group8_042 - South & Central Croydon [Croydon]
Drainage Catchment	DC39

Site Name: Whitgift Centre, North End

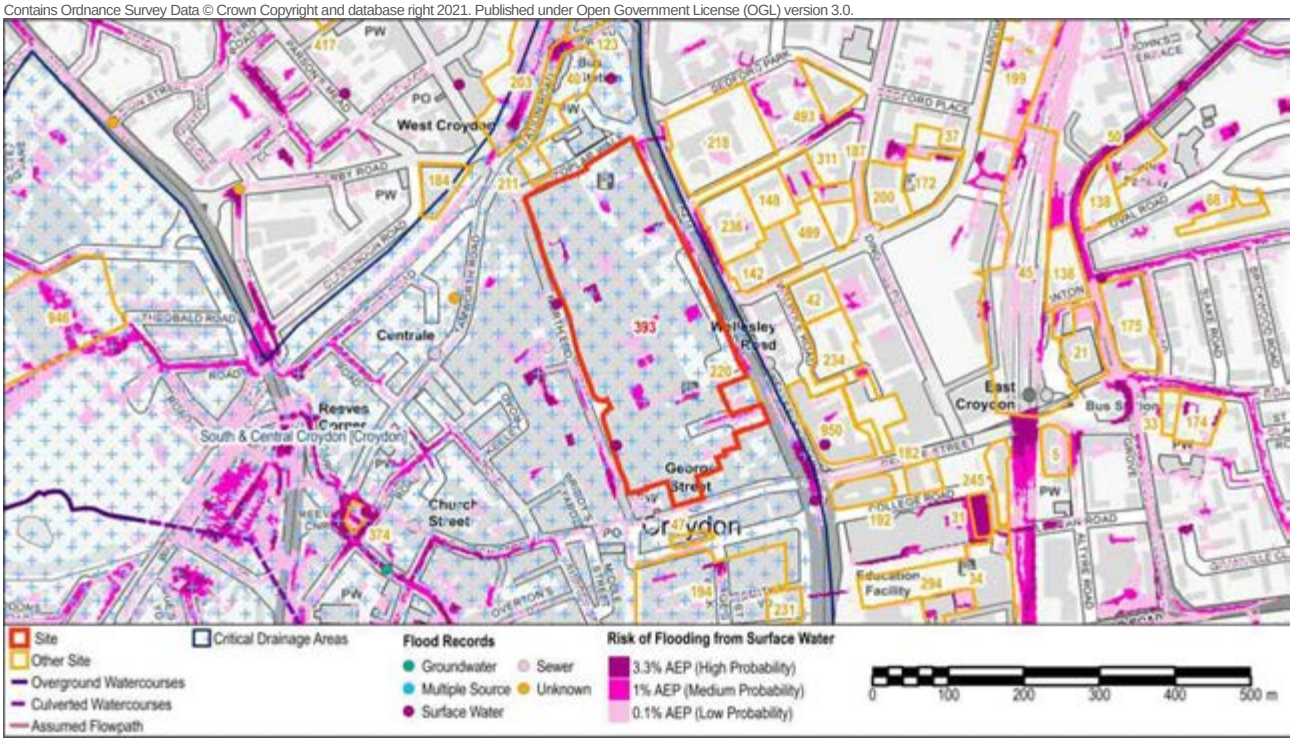

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

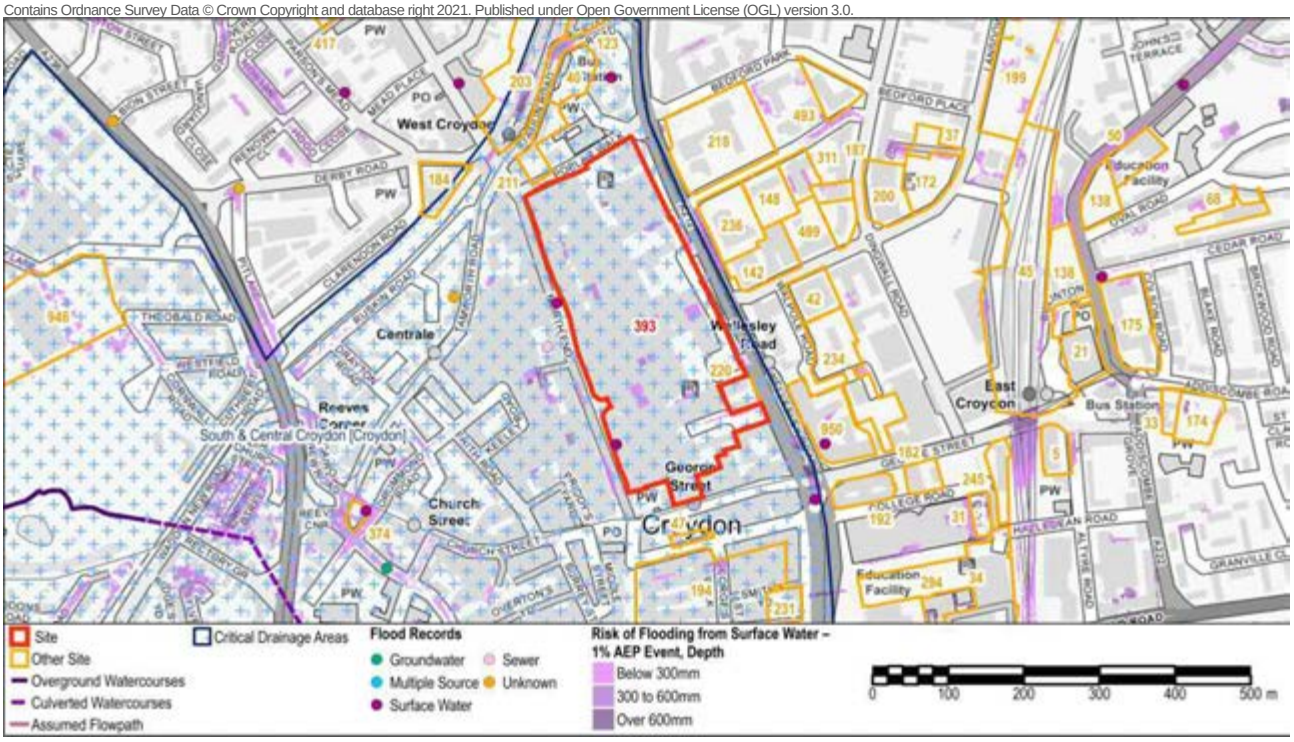

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: Whitgift Centre, North End

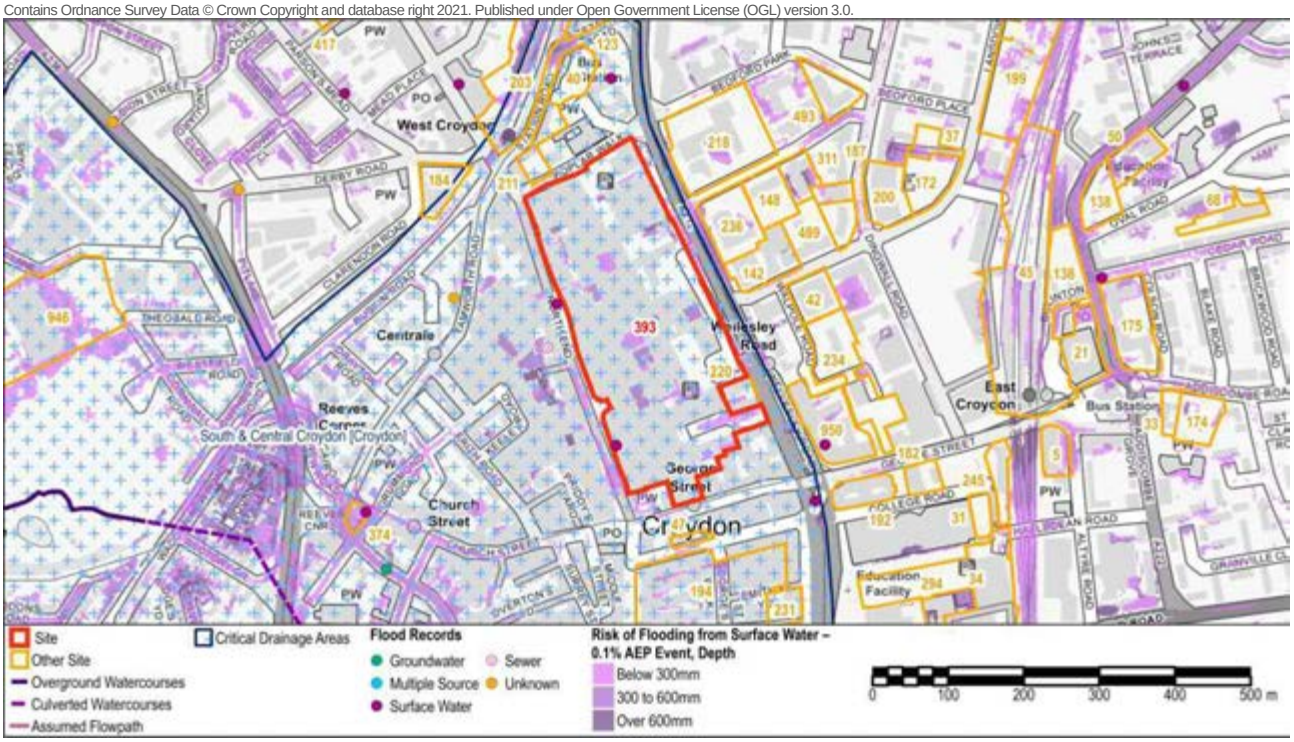

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

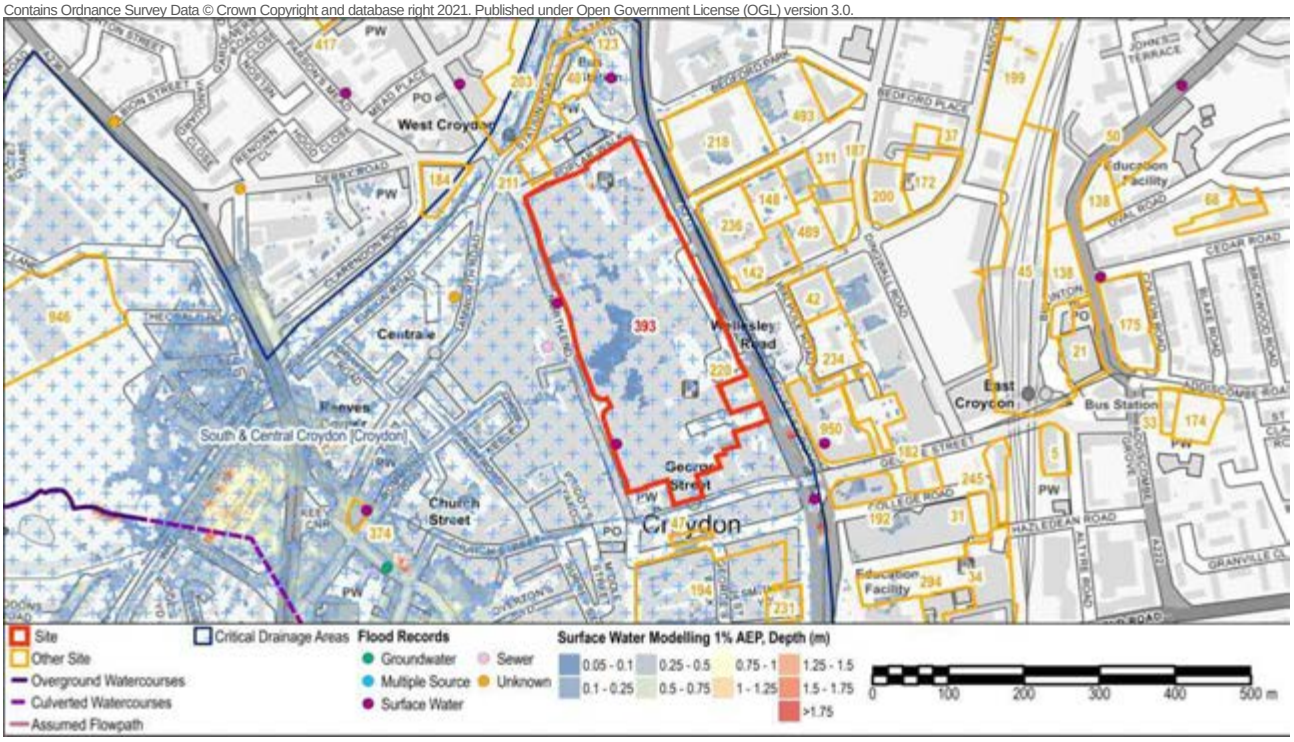

Figure 7 - Surface Water Modelling 1% AEP Flood Depth

Site Name: Whitgift Centre, North End

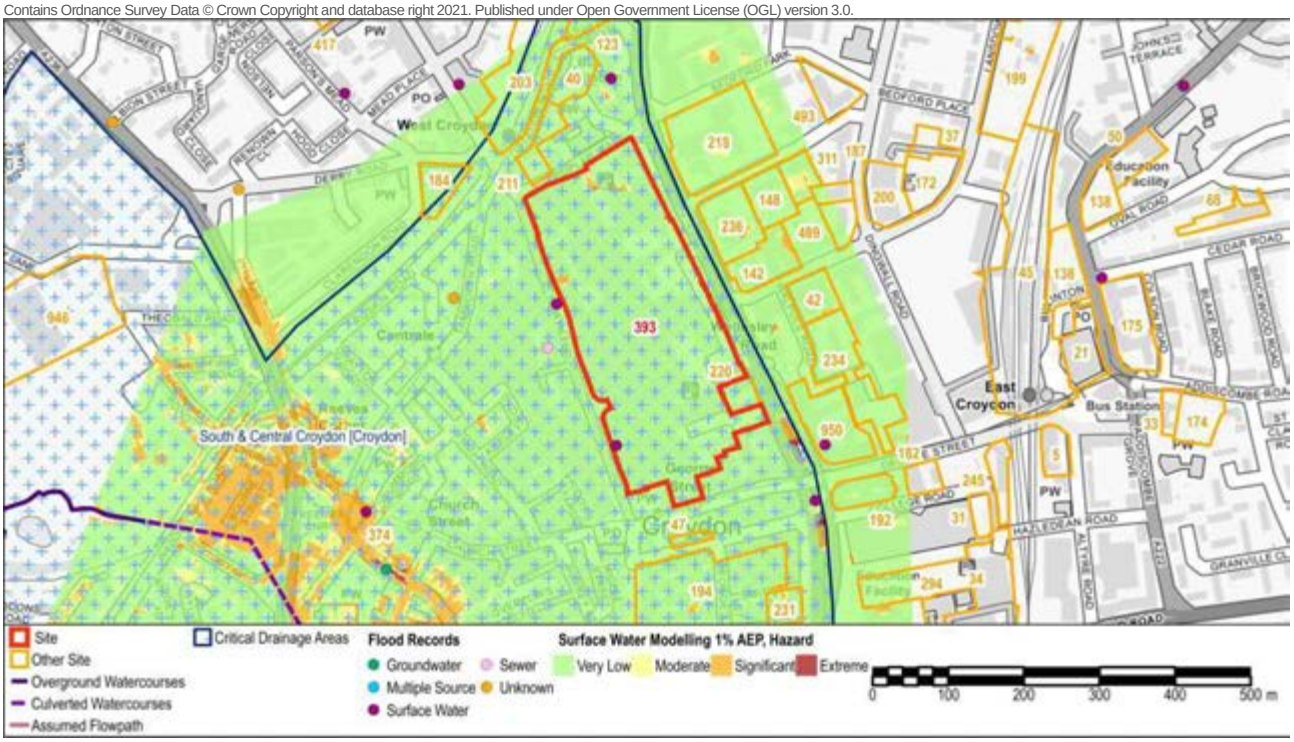

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard

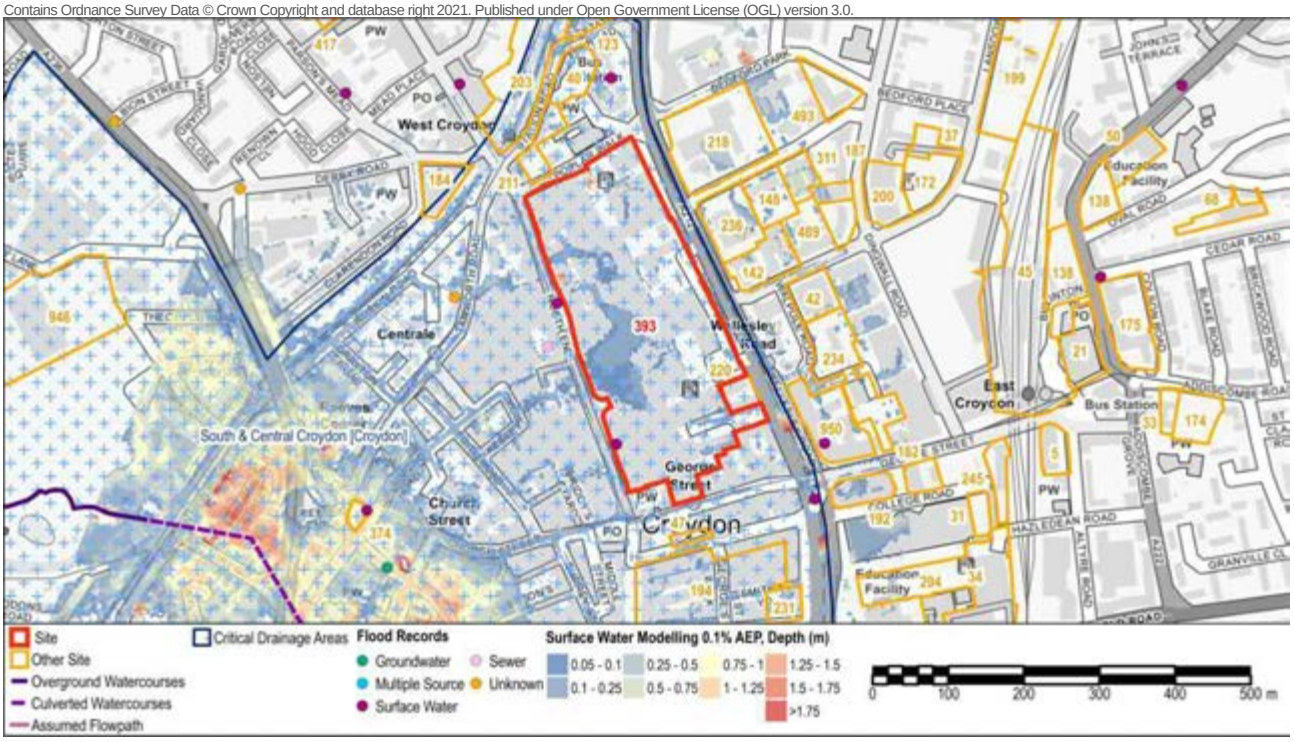

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth

Site Name: Whitgift Centre, North End

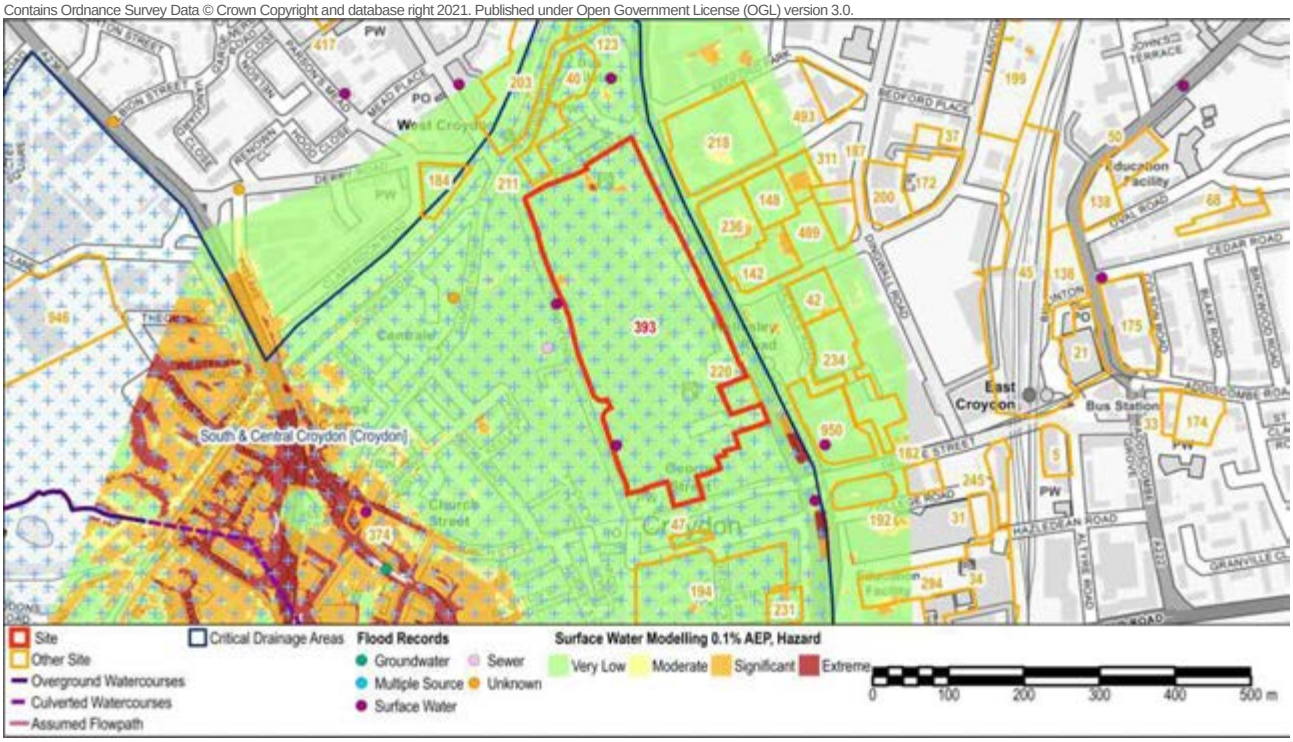

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard

Groundwater Flooding			
Bedrock Geology	Lambeth Group, Thames Group	**Superficial Geology**	Sand And Gravel
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur, Potential for groundwater flooding of property situated below ground level	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
There are records of flooding from a range of sources including surface water, groundwater, sewers and unknown sources within 500m of the site.

The Risk of Flooding from Surface Water mapping identifies the majority of the site to be at very low risk of surface water flooding. There is the potential for surface water to pond at topographical low points within the site boundary. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_042, South & Central Croydon).

Surface water modelling undertaken by Arcadis (July 2020) is shown in Figures 7-10. For both the 1% AEP and 0.1% AEP events, mapping shows flooding towards the north and north west of the site at depths between 0.1-0.25m with most of the site having a Low hazard rating and a small area to the north being Significant to Extreme.

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: Kempsfield House, 1 Reedham Park Avenue

Site ID:	937	**Area (ha):**	0.19
Proposed Use:	Residential development.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

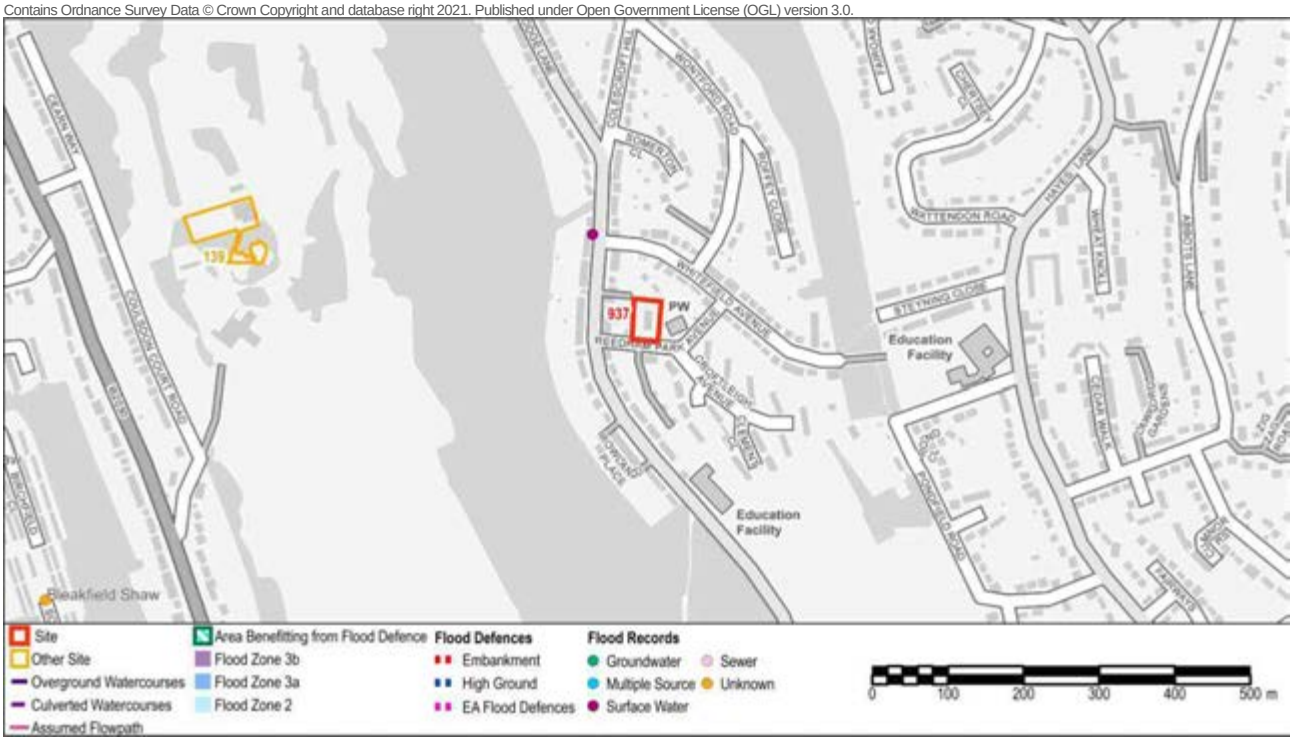

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 1; Groundwater 0; Sewer 0; Multiple source 0; Unknown source 0

River Flooding

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Site Name: Kempsfield House, 1 Reedham Park Avenue

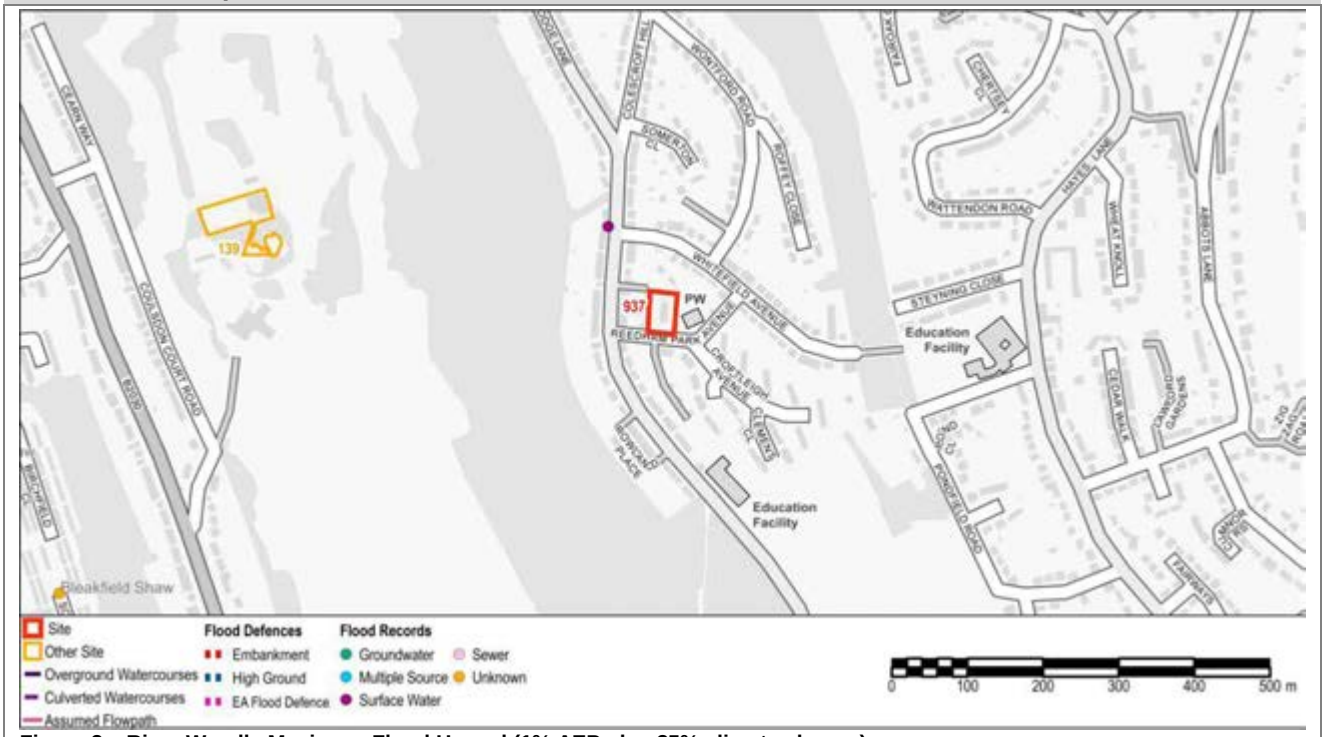

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Surface Water Flooding	
Critical Drainage Area	Group8_036 - Old Lodge Lane [Croydon]
Drainage Catchment	DC55

Site Name: Kempsfield House, 1 Reedham Park Avenue

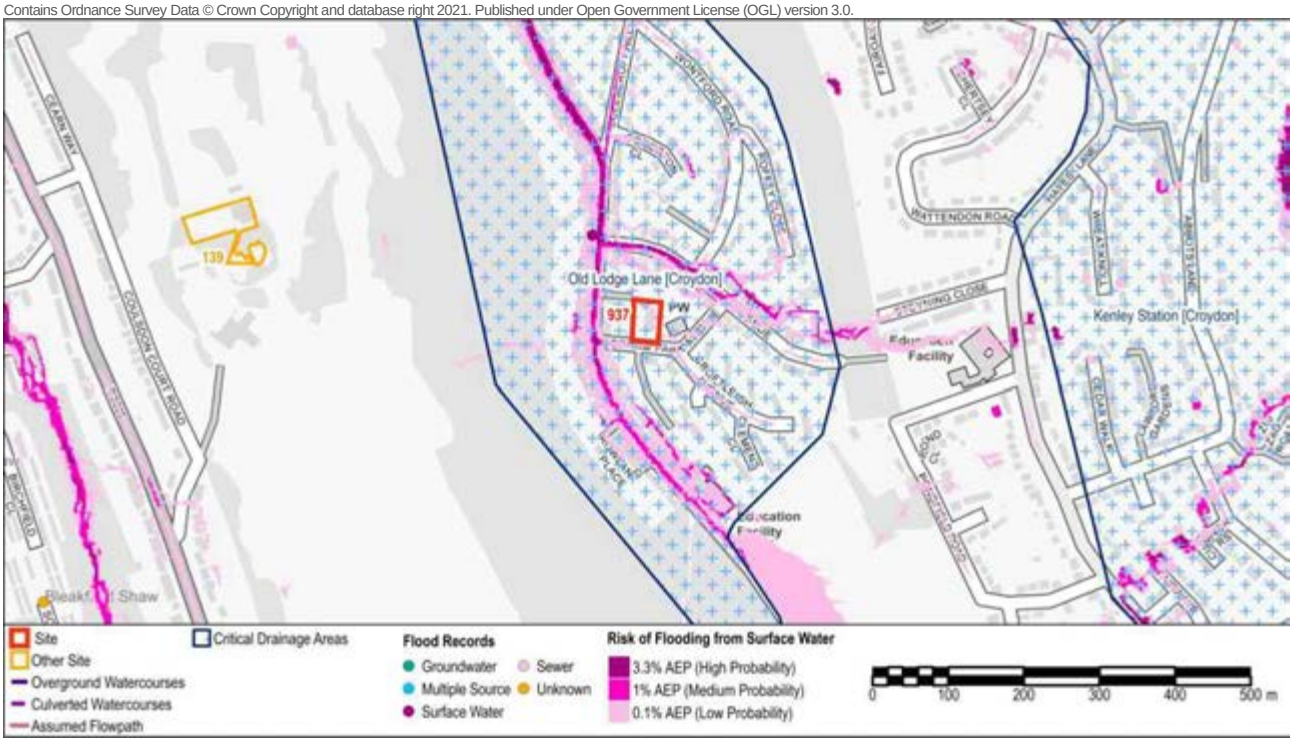

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

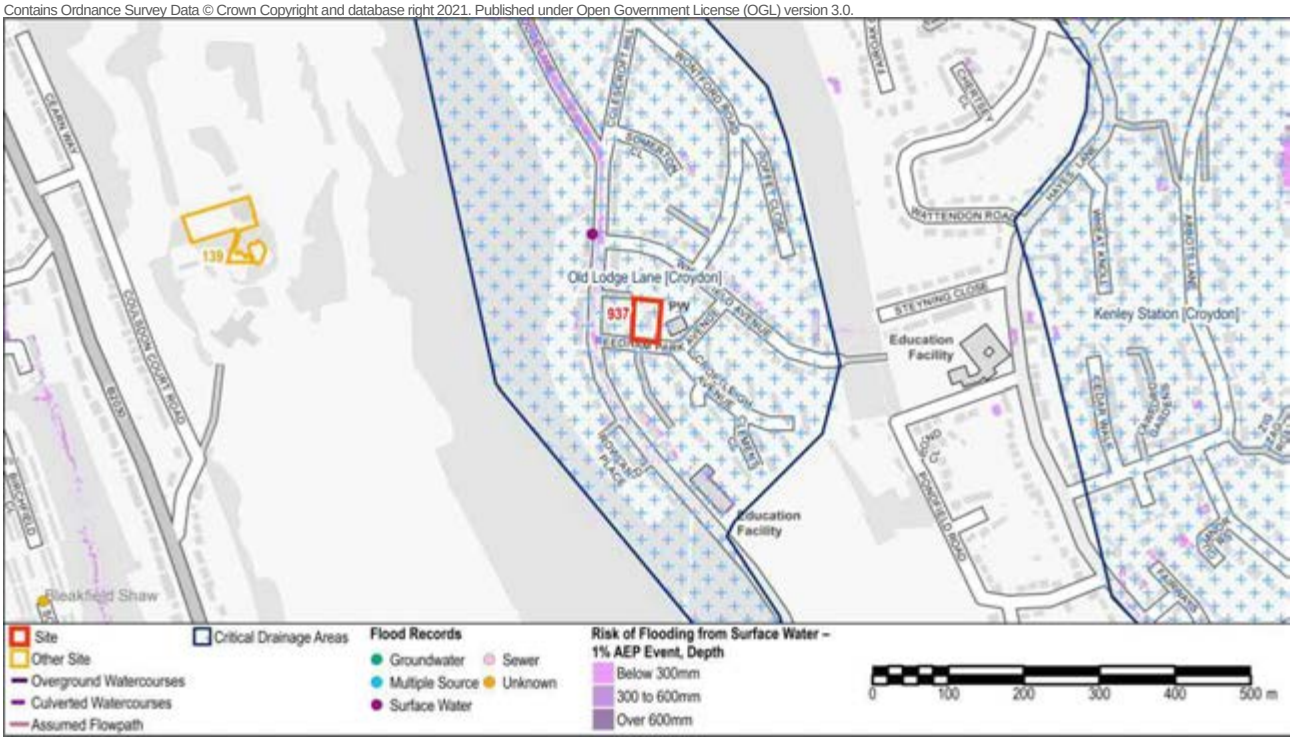

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: Kempsfield House, 1 Reedham Park Avenue

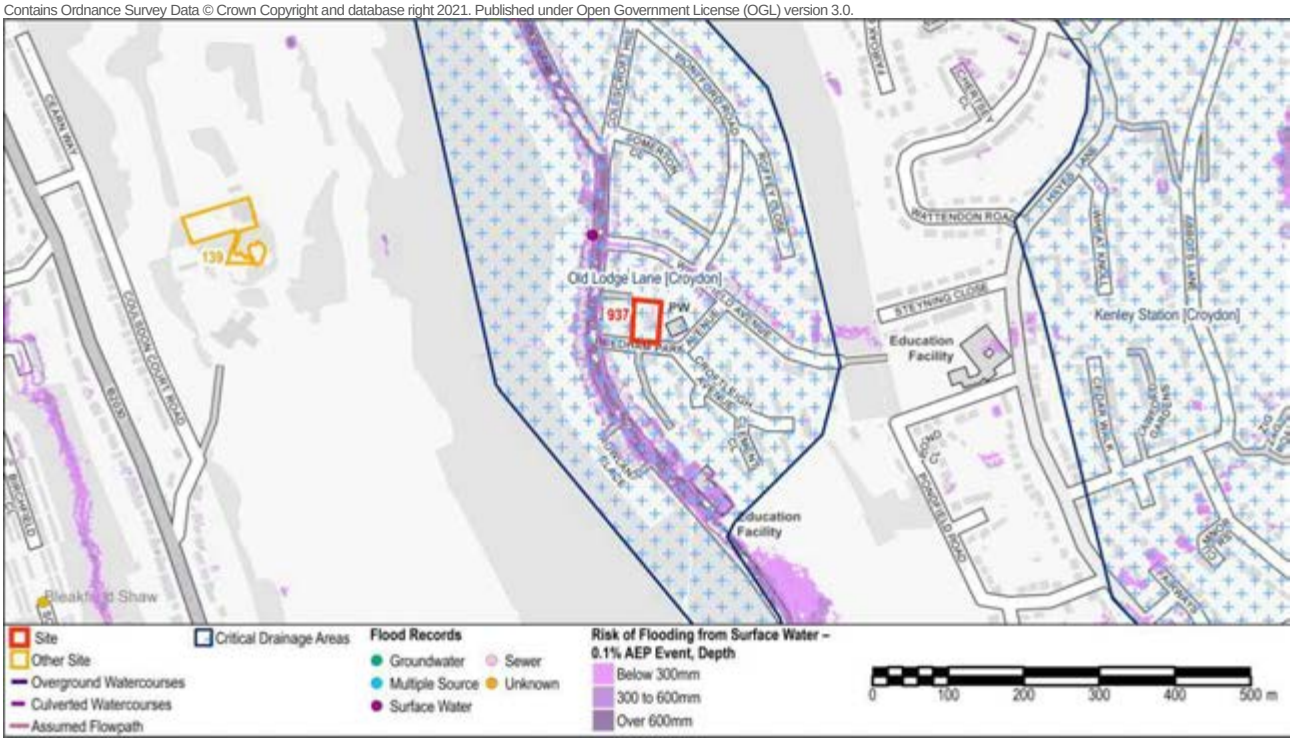

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

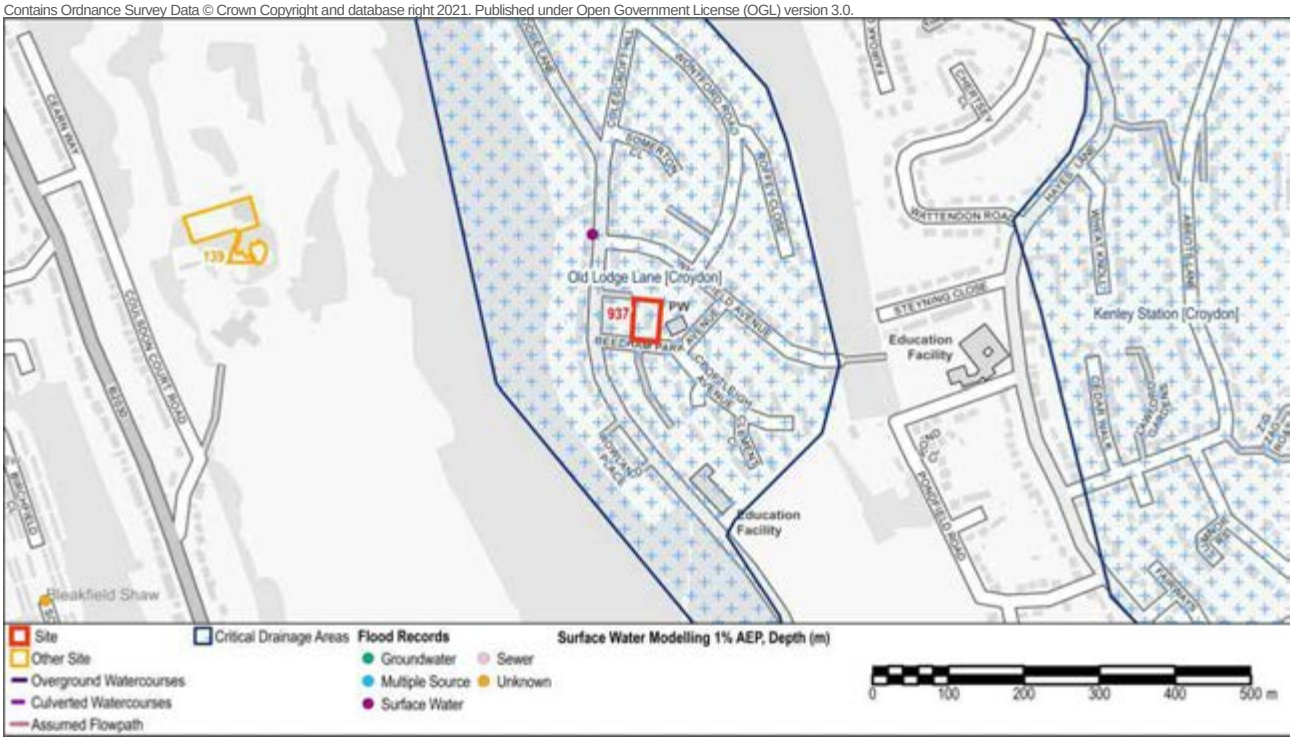

Figure 7 - Surface Water Modelling 1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: Kempsfield House, 1 Reedham Park Avenue

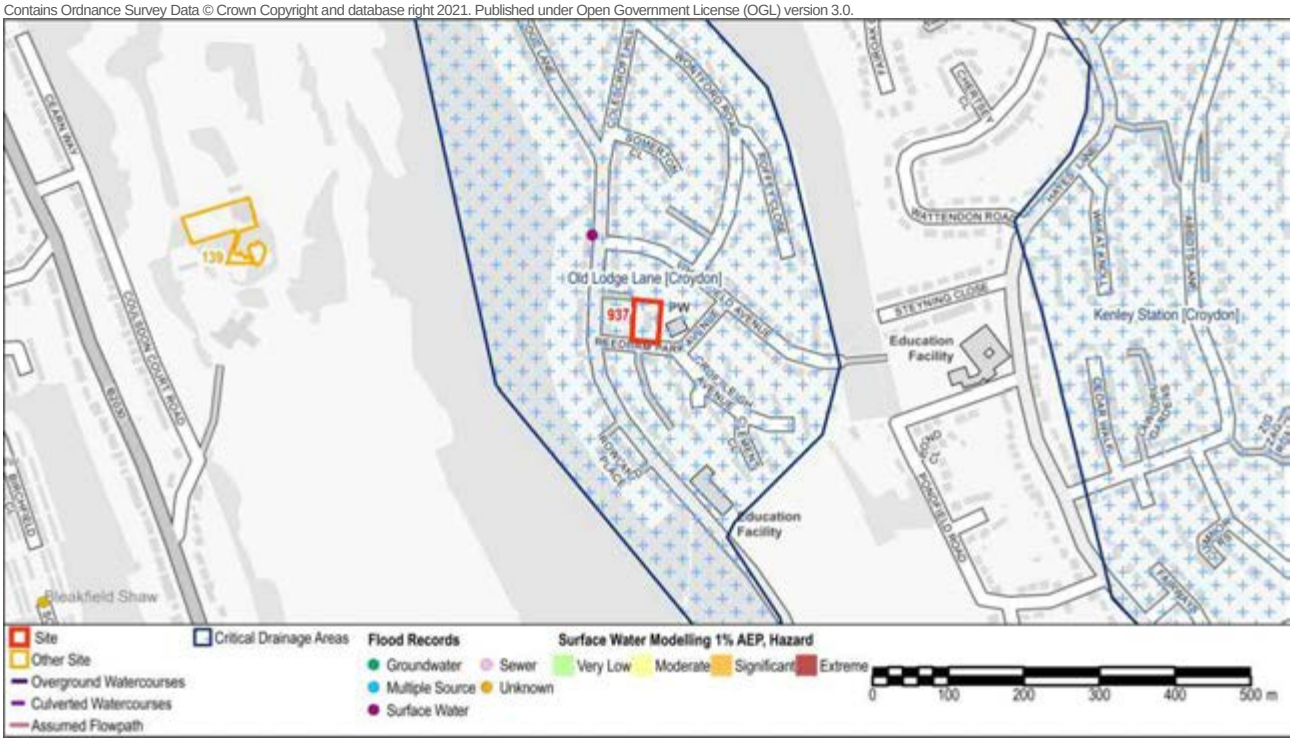

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

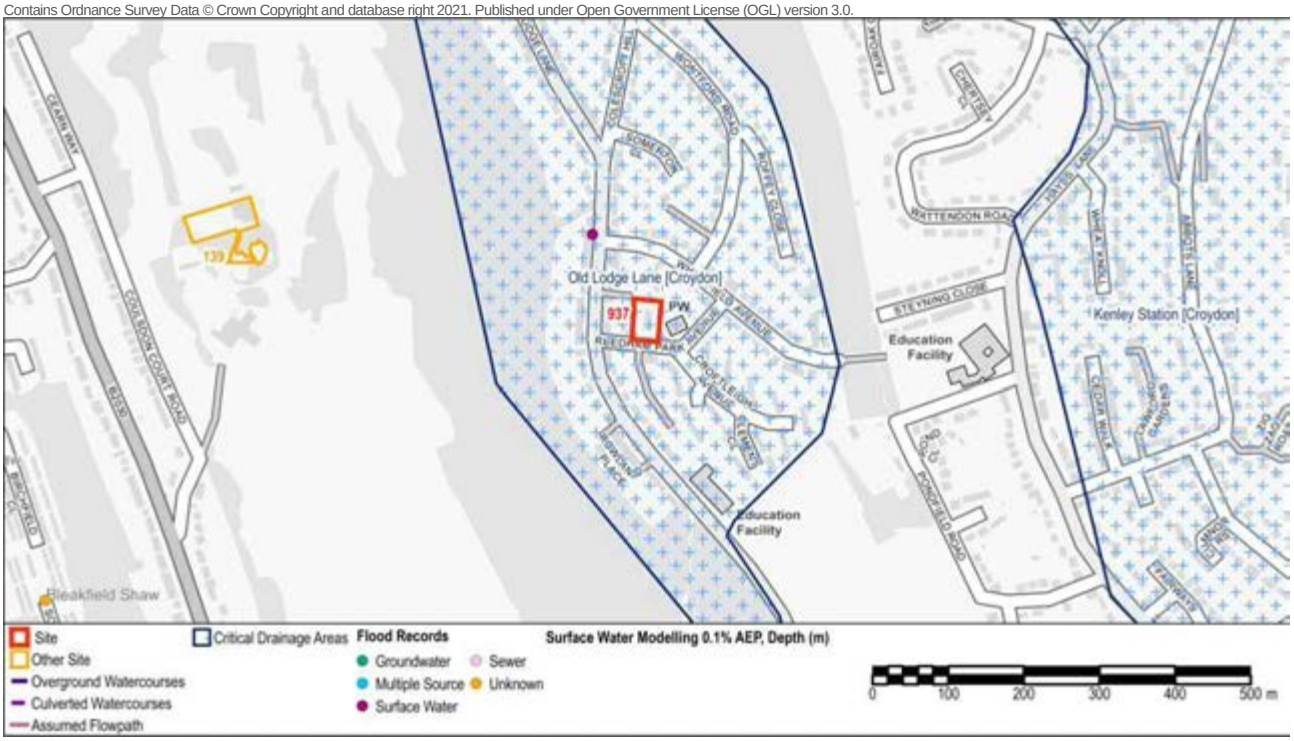

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: Kempsfield House, 1 Reedham Park Avenue

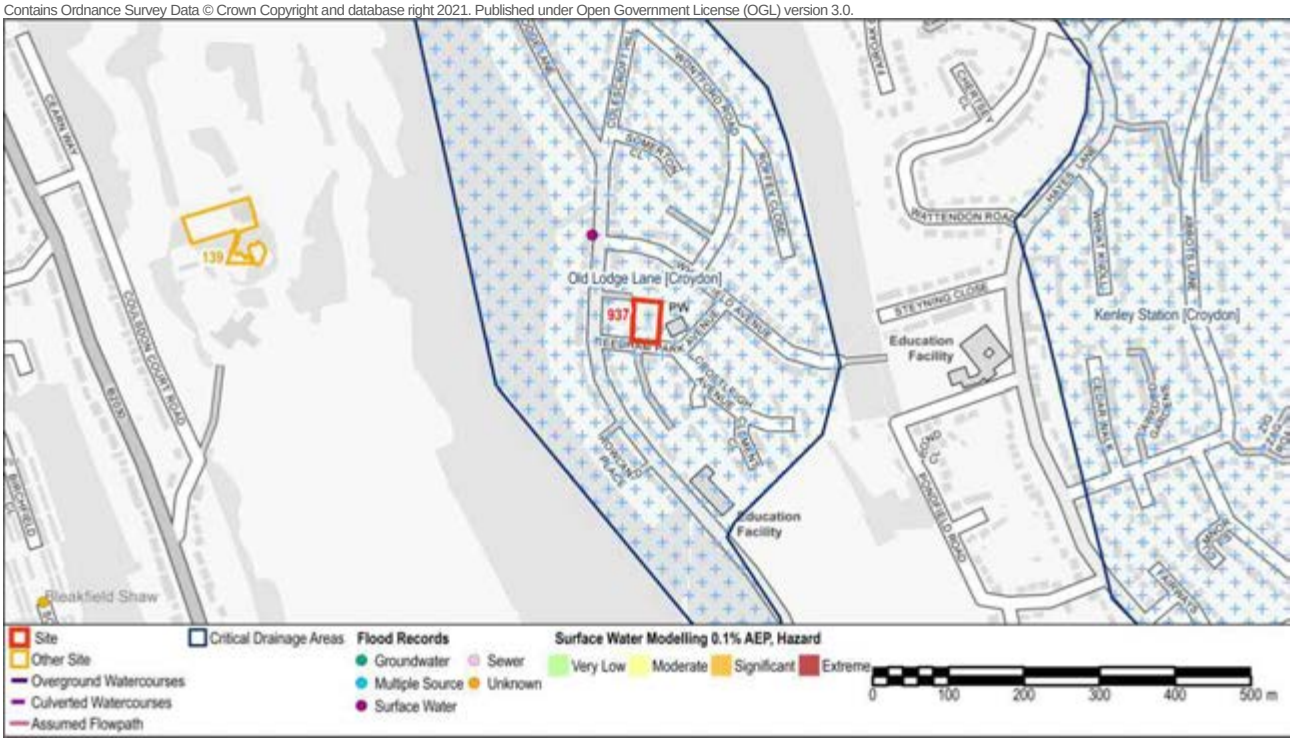

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

Groundwater Flooding			
Bedrock Geology	White Chalk Subgroup	**Superficial Geology**	Diamicton
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Potential for groundwater flooding to occur at surface	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
The Risk of Flooding from Surface Water mapping identifies the site to be at low risk of surface water flooding, but the surrounding roads including Whitefield Avenue and Old Lodge Lane to be at high risk. There are records of surface water flooding in proximity to the site and it is located within the Old Lodge Lane Critical Drainage Area (CDA).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.

Site Name: 230 Addington Road

Site ID:	948	**Area (ha):**	0.11
Proposed Use:	Residential with retail on ground floor (up to 3 units).	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

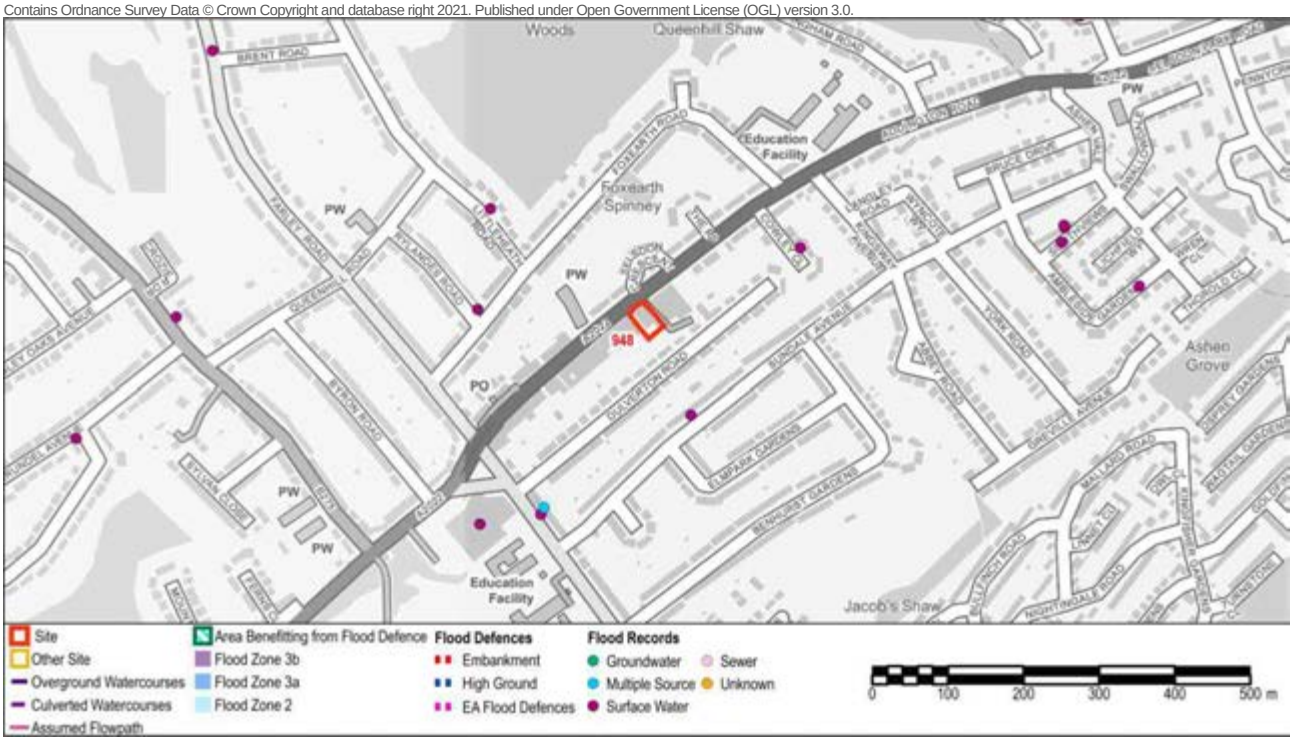

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 6; Groundwater 0; Sewer 1; Multiple source 1; Unknown source 0

River Flooding

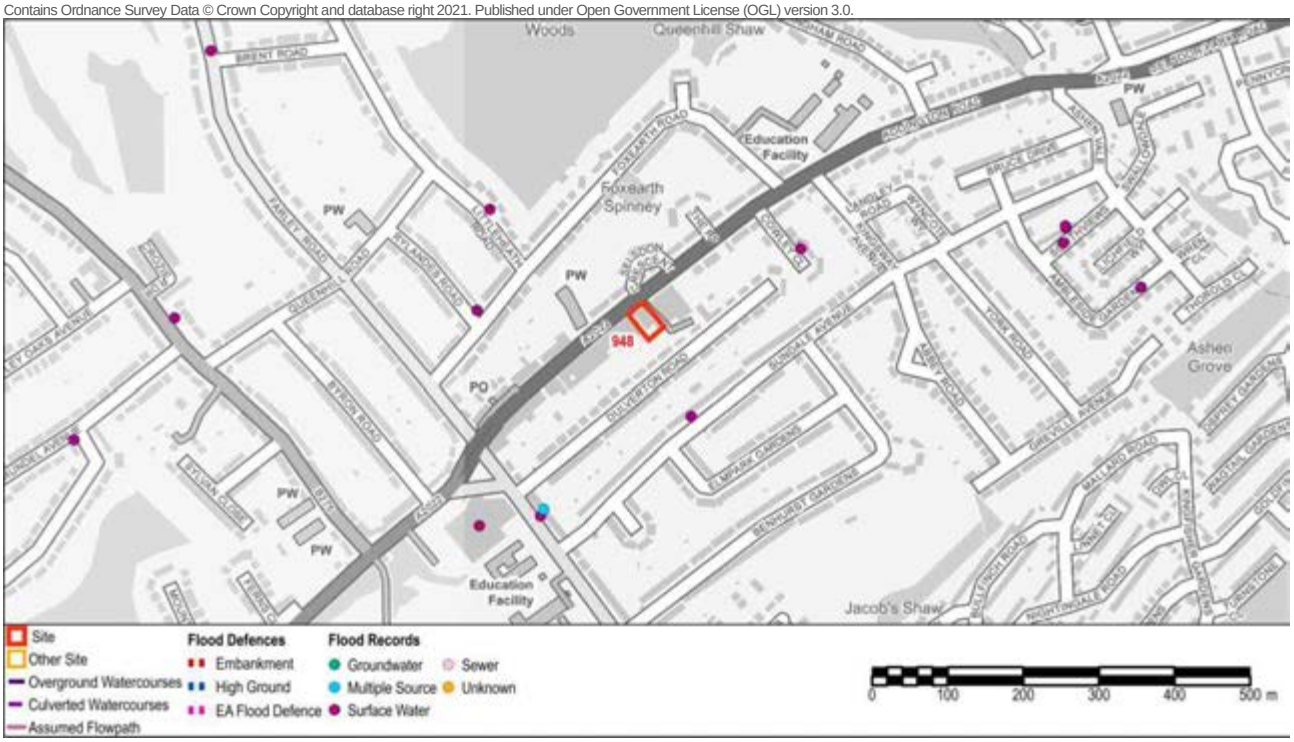

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Site Name: 230 Addington Road

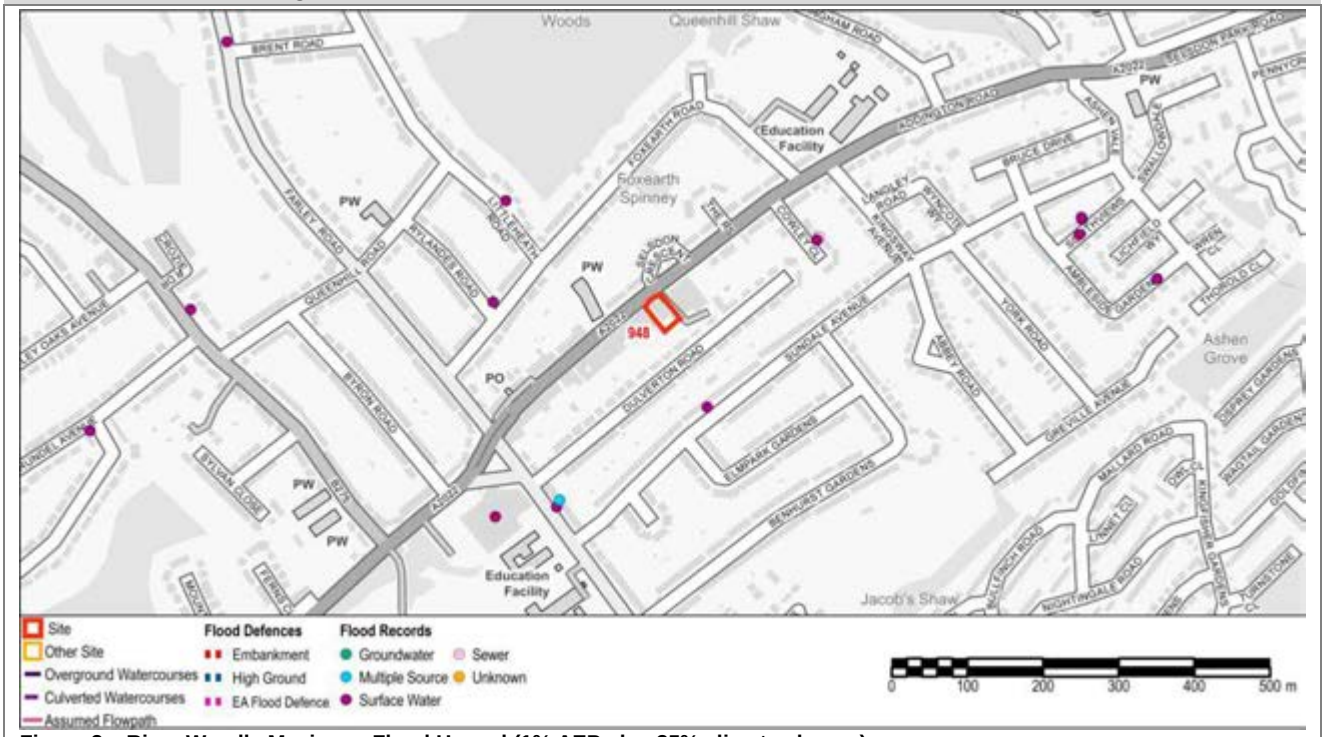

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change) Please note: Data does not extend to the extent of this figure.

Surface Water Flooding	
Critical Drainage Area	Group8_045 - Forestdale/Addington [Croydon]
Drainage Catchment	DC42

Site Name: 230 Addington Road

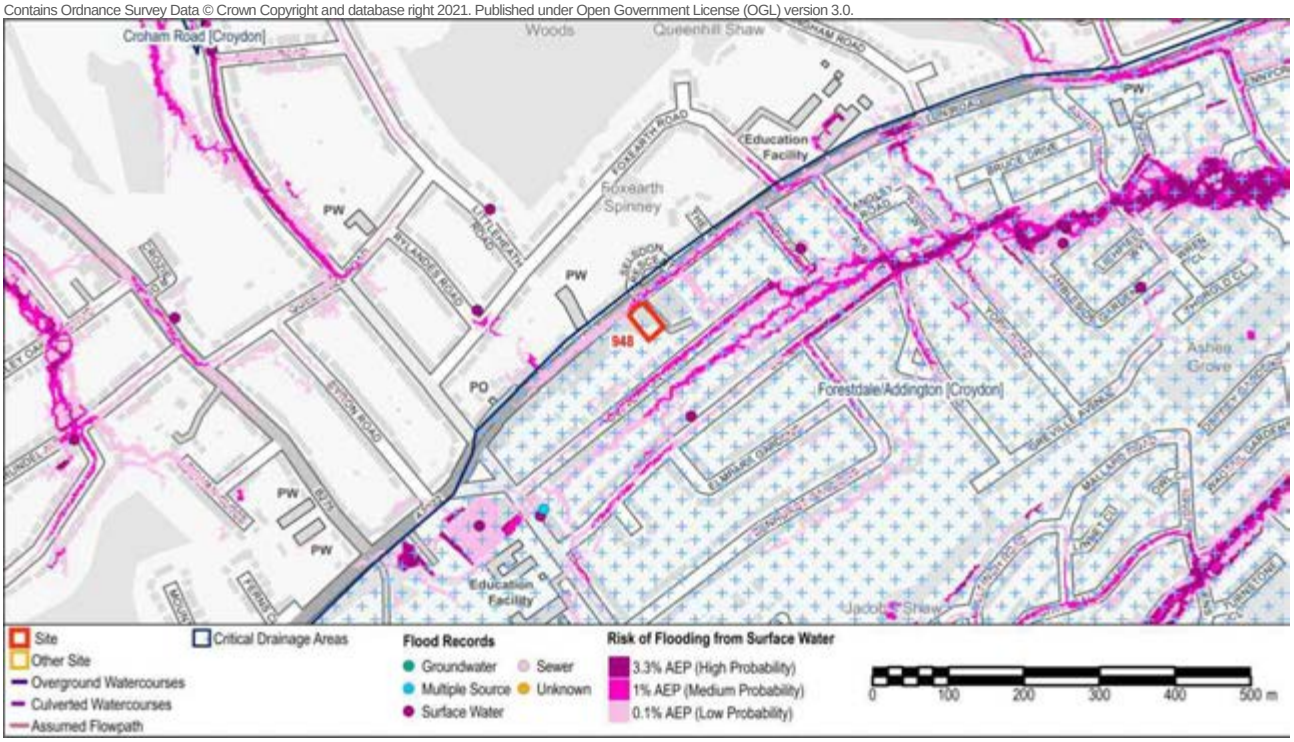

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

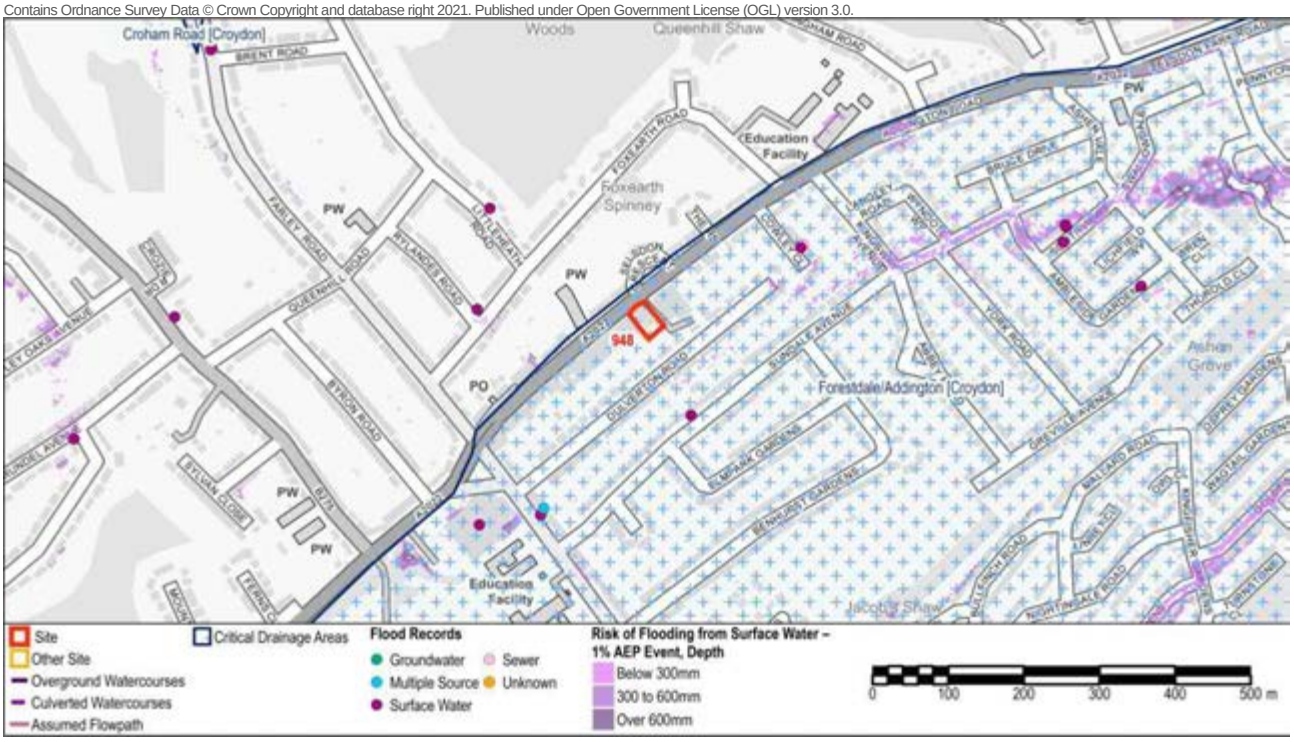

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: 230 Addington Road

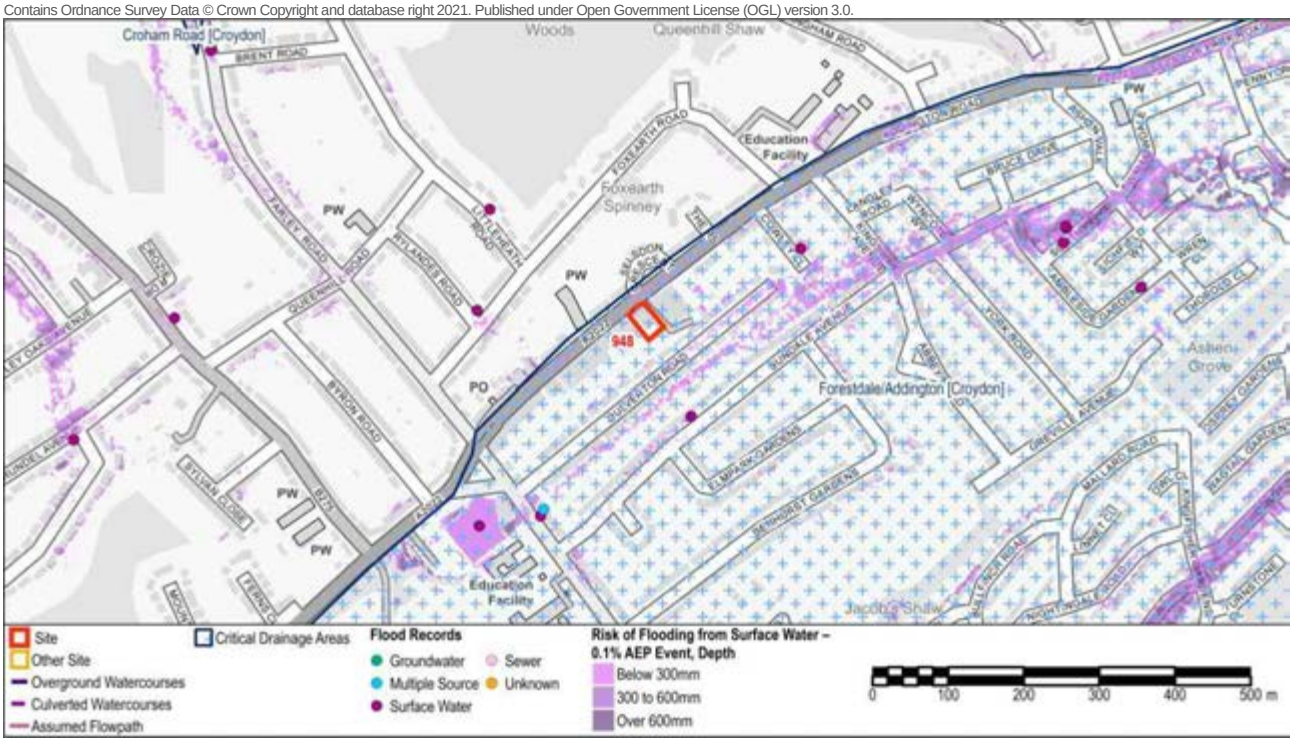

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

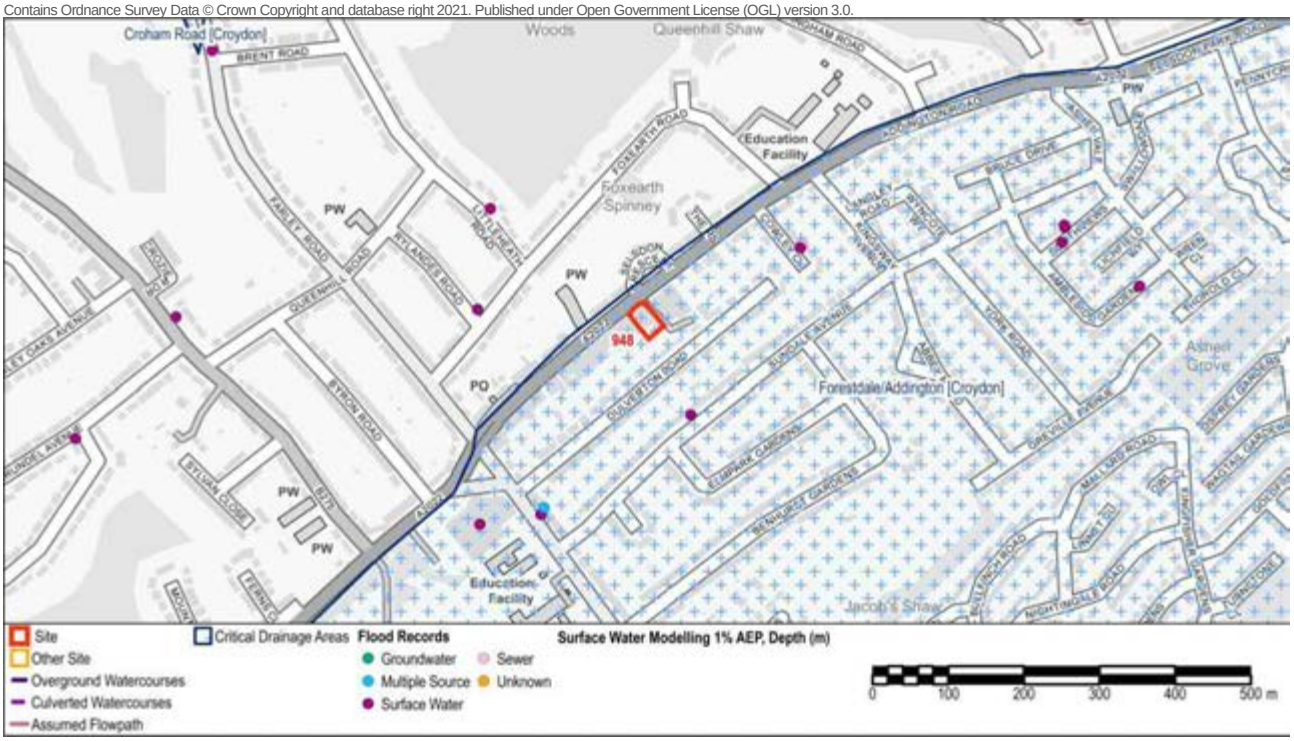

Figure 7 - Surface Water Modelling 1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: 230 Addington Road

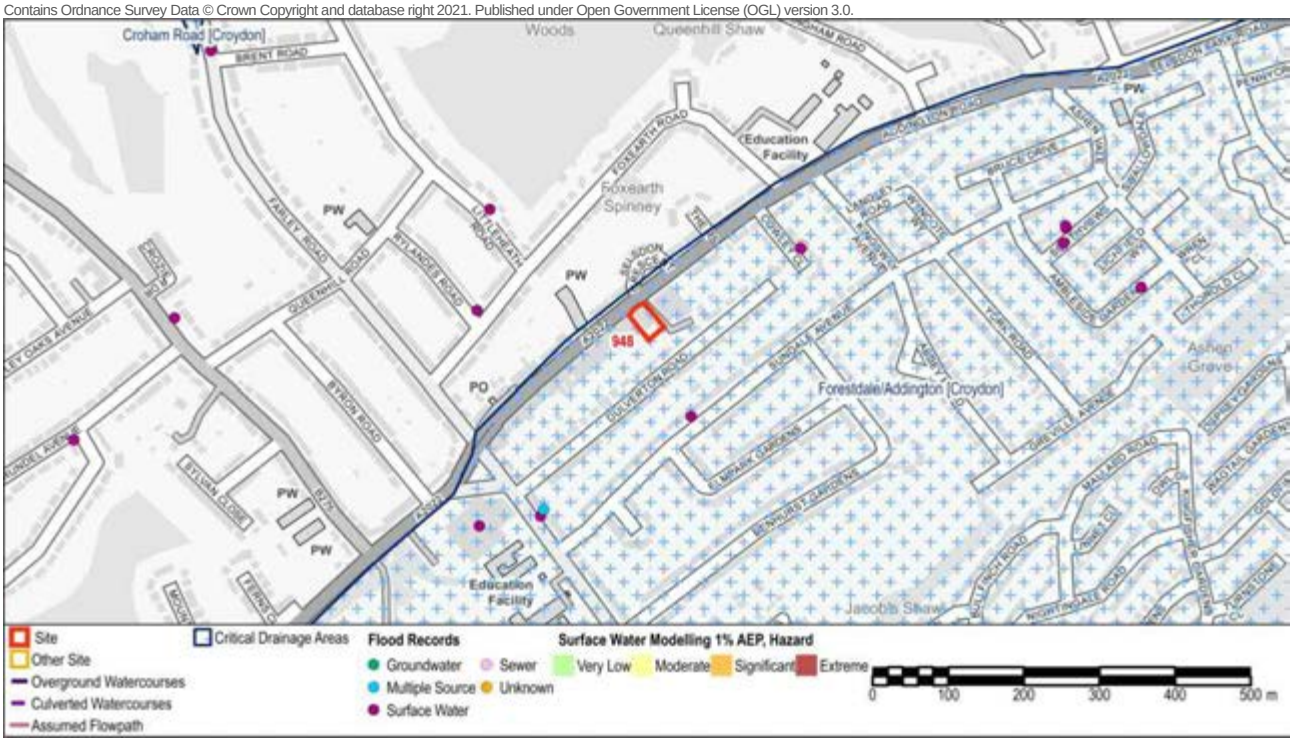

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

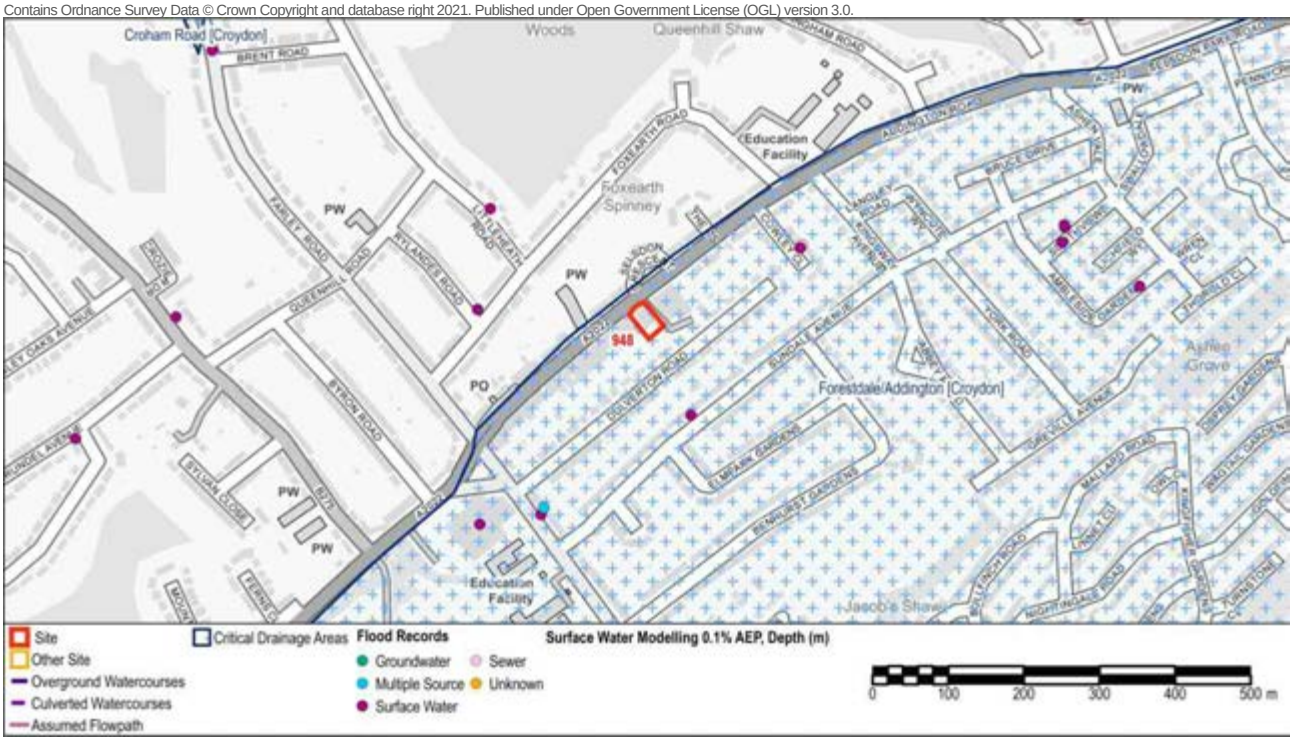

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: 230 Addington Road

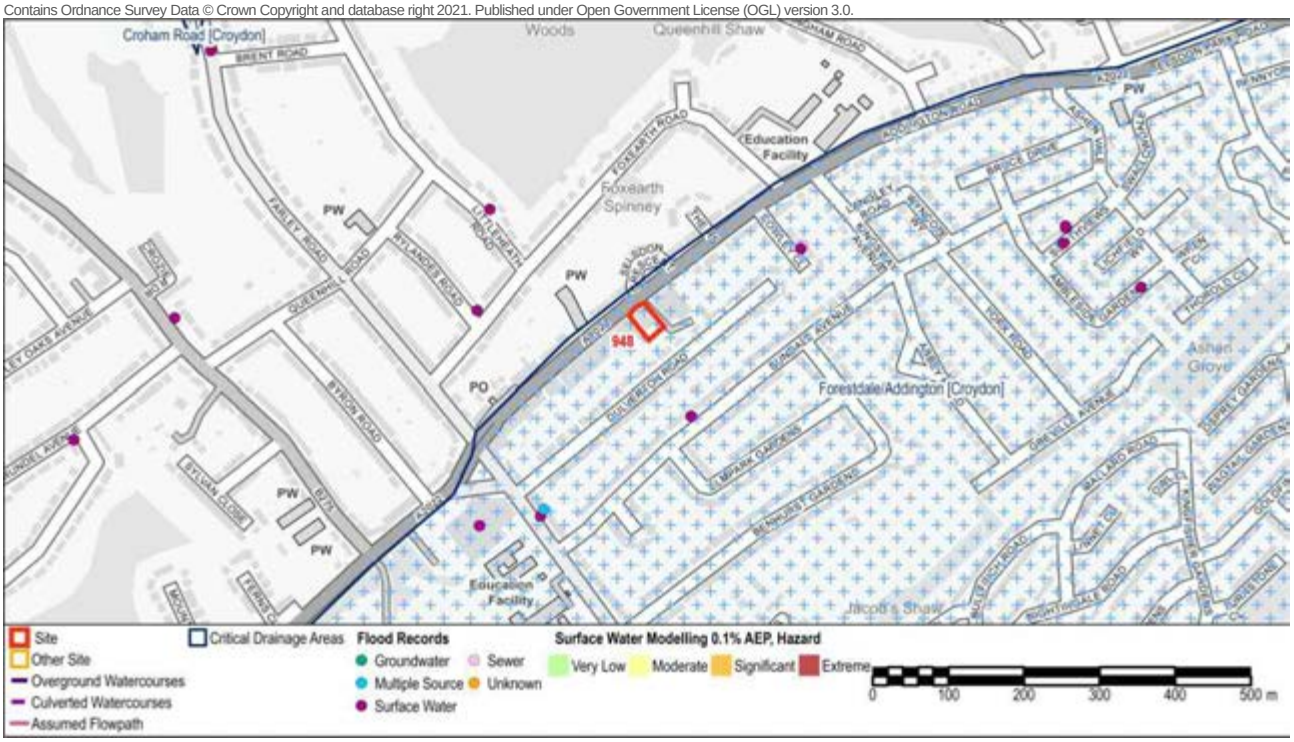

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

Groundwater Flooding			
Bedrock Geology	White Chalk Subgroup	**Superficial Geology**	-
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		Limited potential for groundwater flooding to occur, Potential for groundwater flooding of property situated below ground level	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding. There are records of flooding from a range of sources including surface water, sewer, multiple sources and unknown sources within 500m of the site.

The Risk of Flooding from Surface Water mapping identifies the majority of the site to be at very low risk of surface water flooding. A surface water flow pathway of low risk flows south west to north east along the northern part of the site boundary and the surrounding roads are shown to be at risk of surface water flooding. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8_045, Forestdale/Addington [Croydon]).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

Site Name: 1485-1489 London Road

Site ID:	951	**Area (ha):**	0.03
Proposed Use:	Residential and retail.	**Vulnerability Classification:**	More Vulnerable

Flood Zones and Historic Flooding

Flood Zone 1 (<0.1% AEP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5% AEP):** 0%	**Area Benefiting from Defences:** 0%

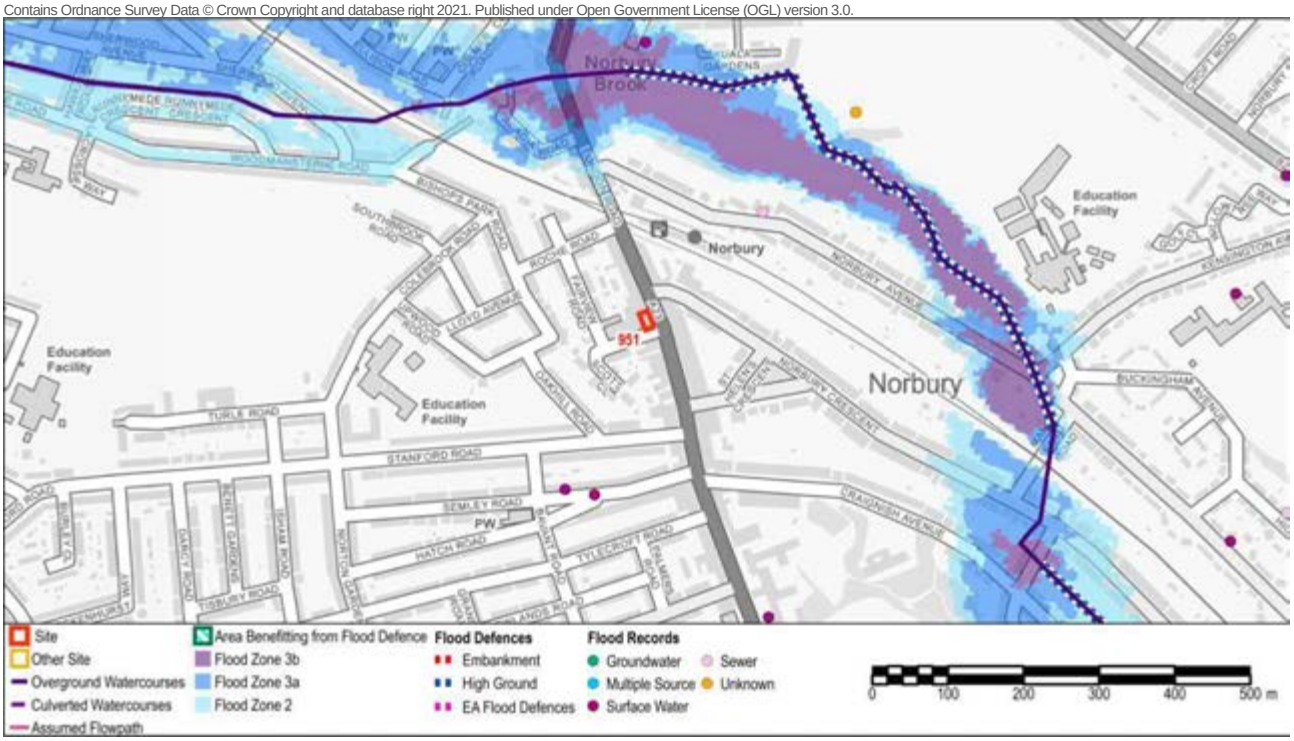

Figure 1 - Flood Zones and Flood Records

Flood Warning Area	None
Flood Records within 500m of the site:	Surface Water 4; Groundwater 0; Sewer 1; Multiple source 0; Unknown source 1

River Flooding

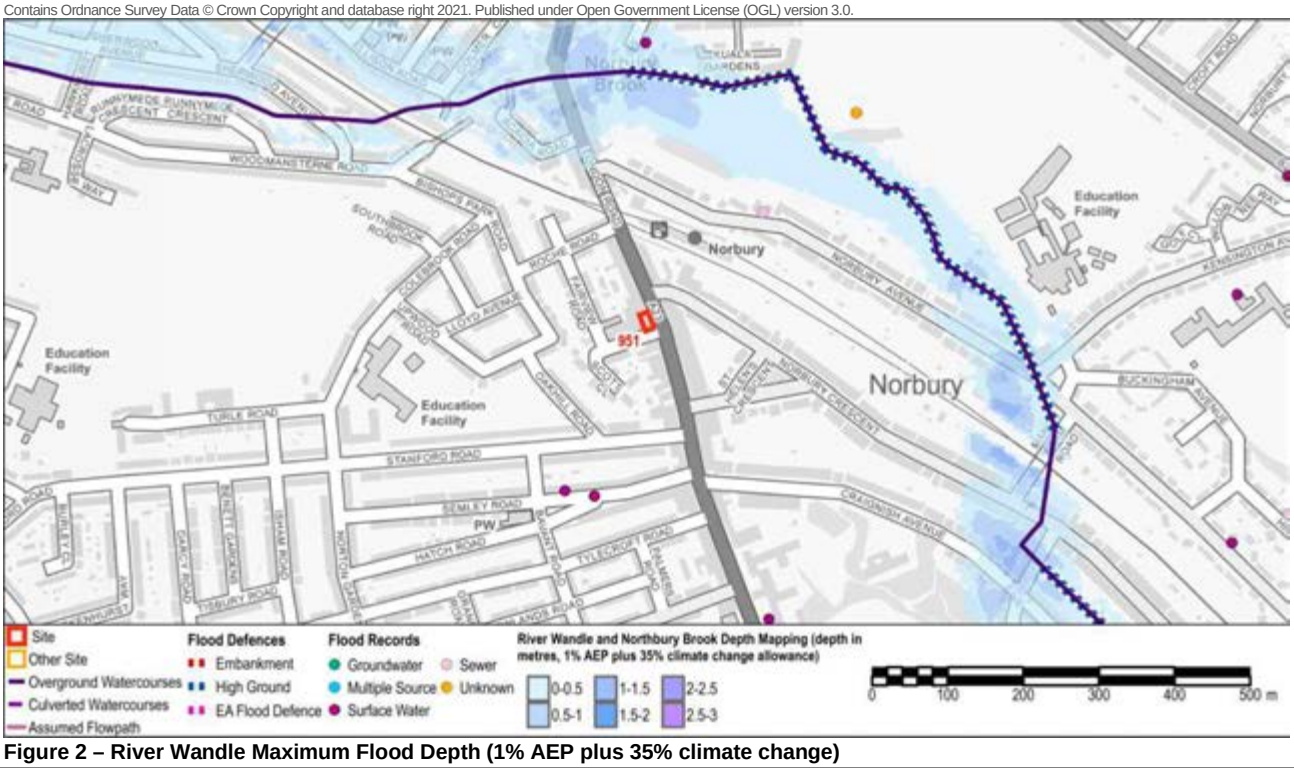

Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)

Site Name: 1485-1489 London Road

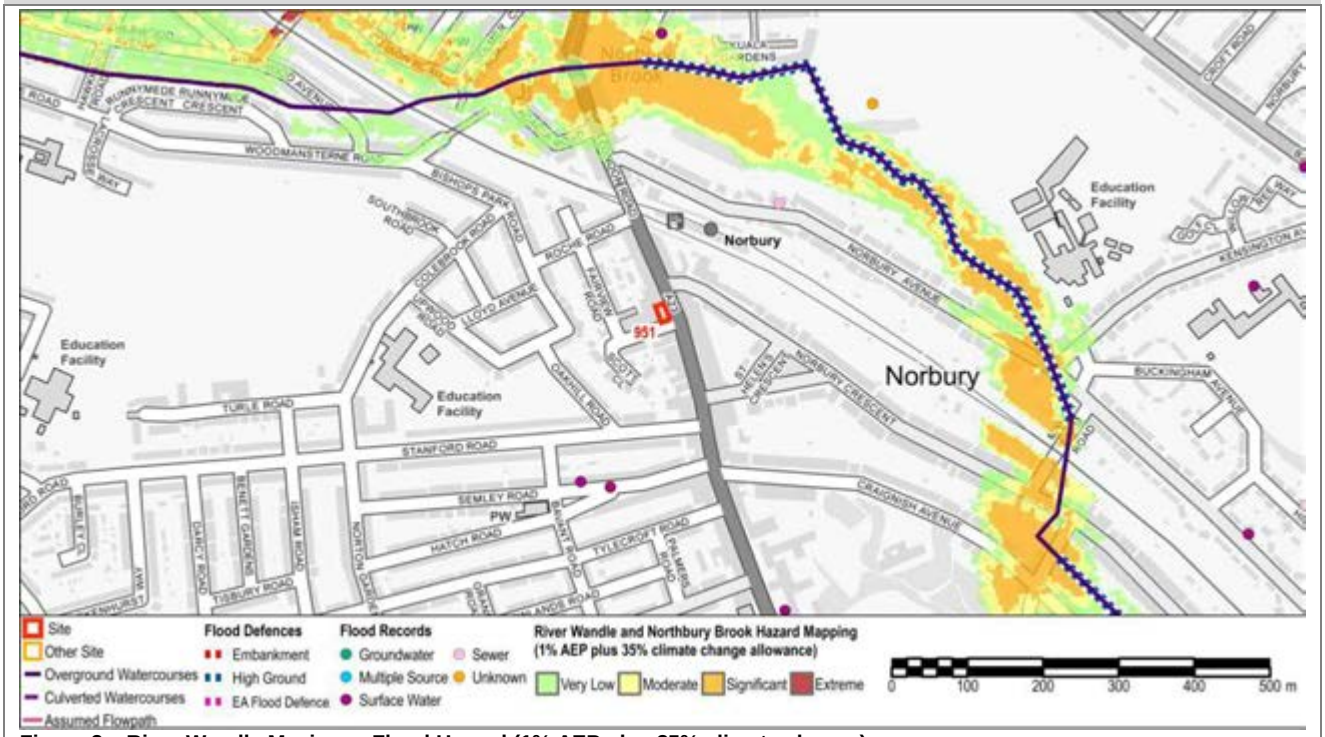

Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)

Surface Water Flooding	
Critical Drainage Area	Group8_049 - Norbury [Croydon]
Drainage Catchment	DC22

Site Name: 1485-1489 London Road

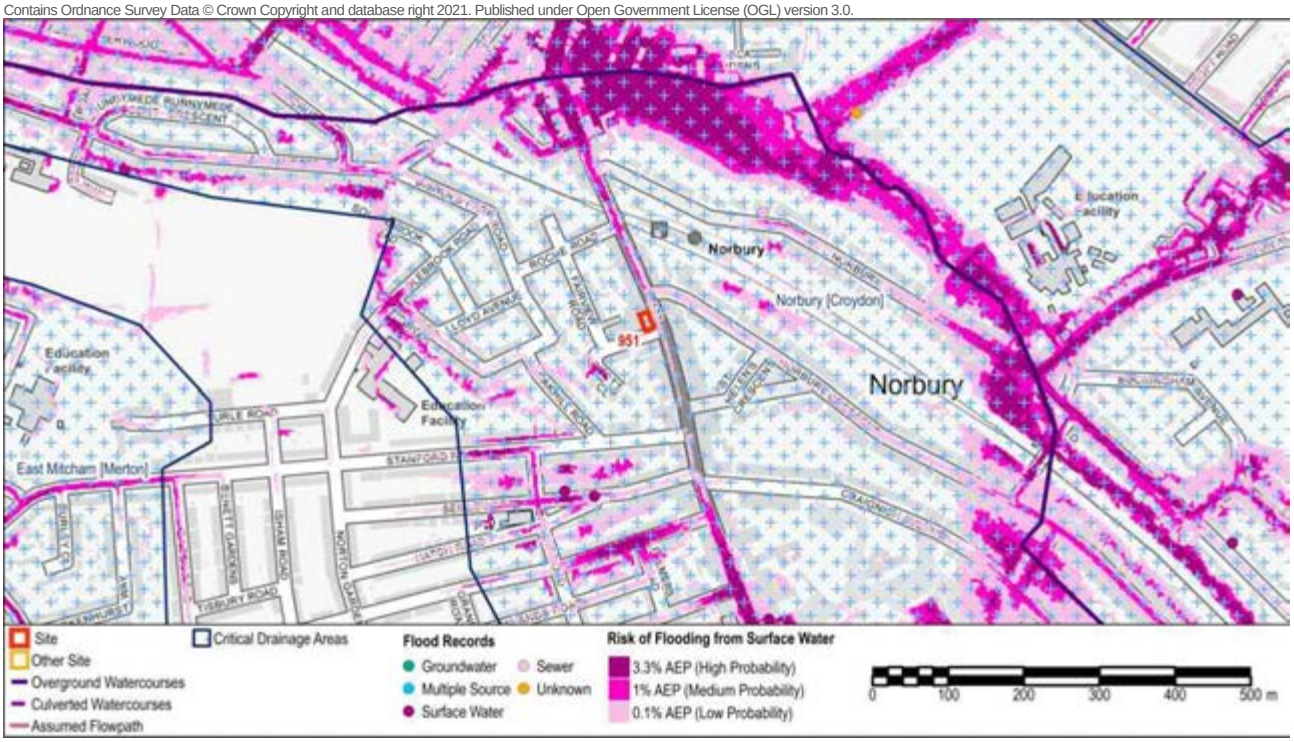

Figure 4 - Risk of Flooding from Surface Water (RoFSW) Flood Extents

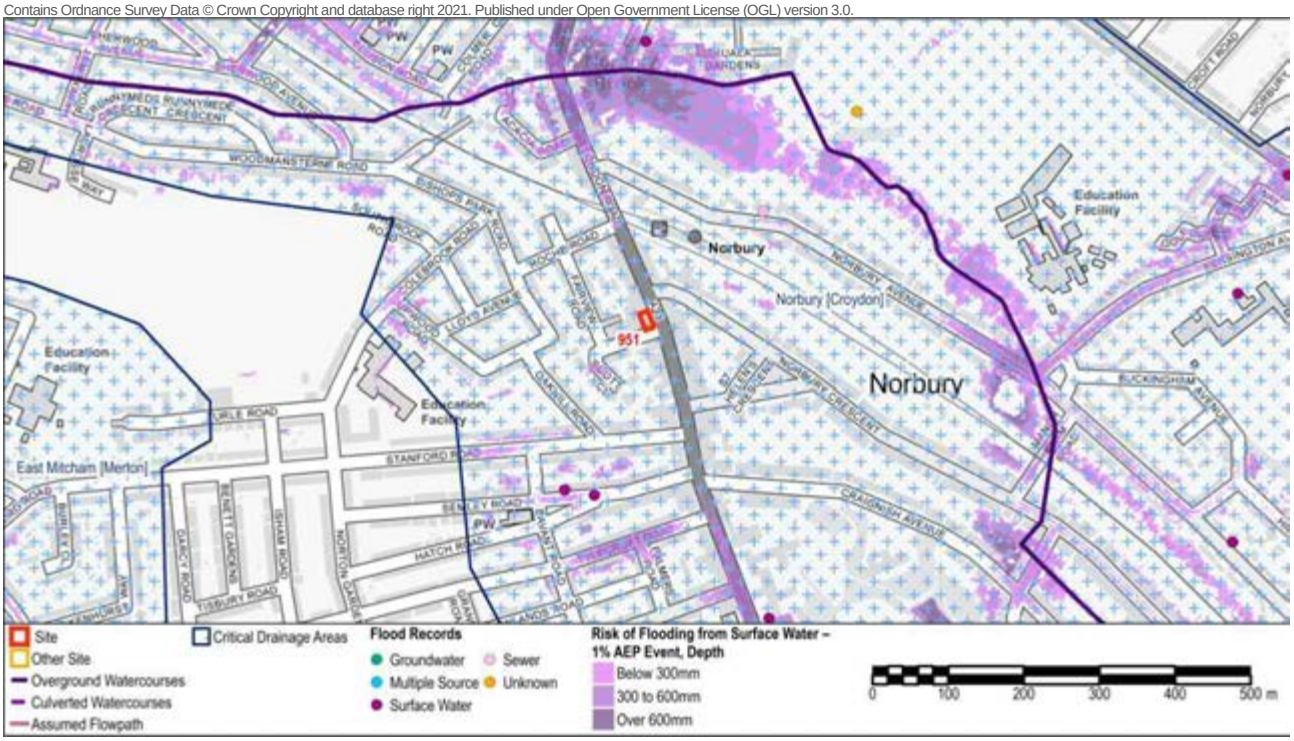

Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth

Site Name: 1485-1489 London Road

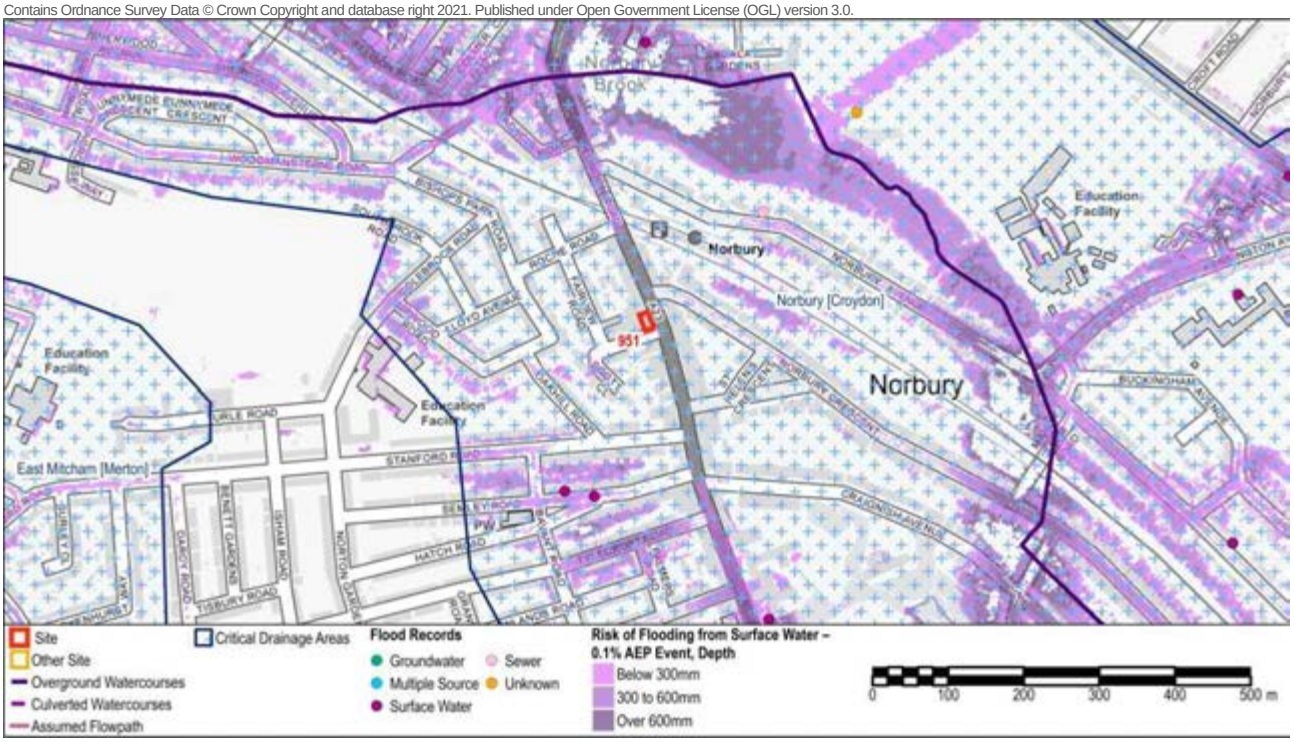

Figure 6 - Risk of Flooding from Surface Water (RoFSW) 0.1% AEP Flood Depth

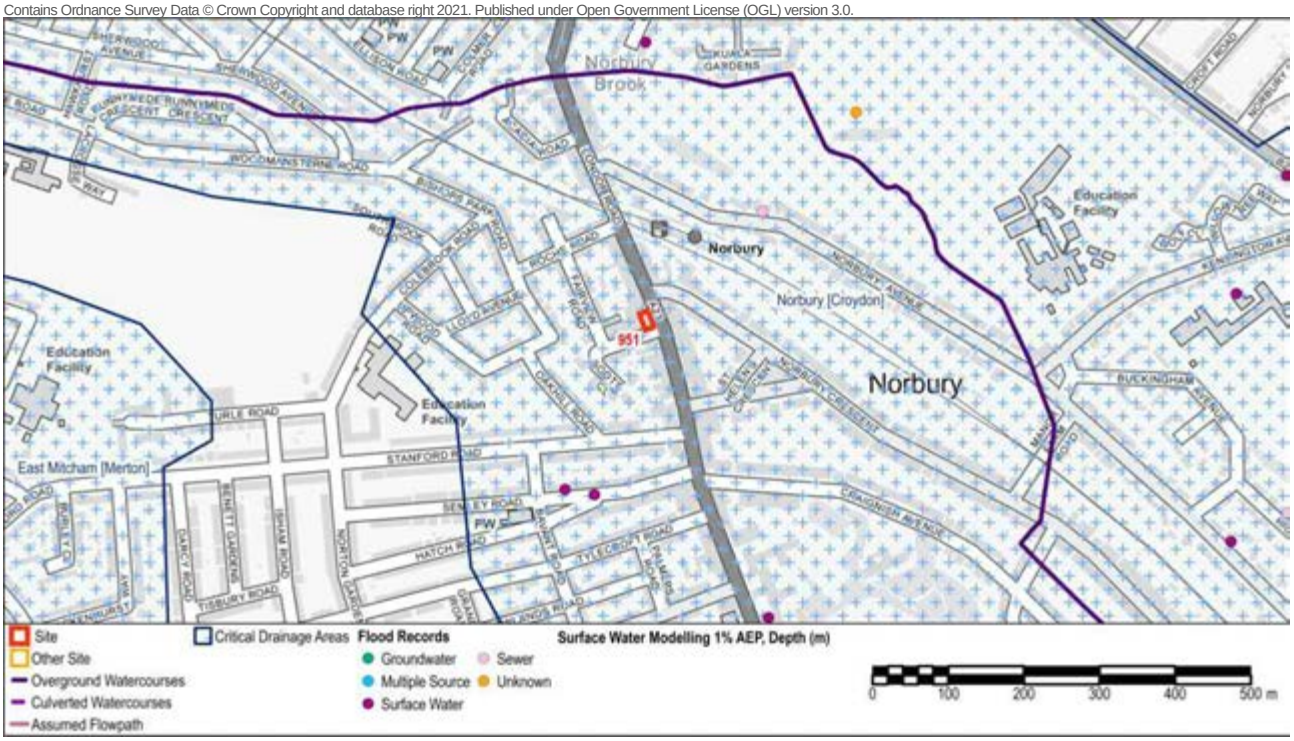

Figure 7 - Surface Water Modelling 1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: 1485-1489 London Road

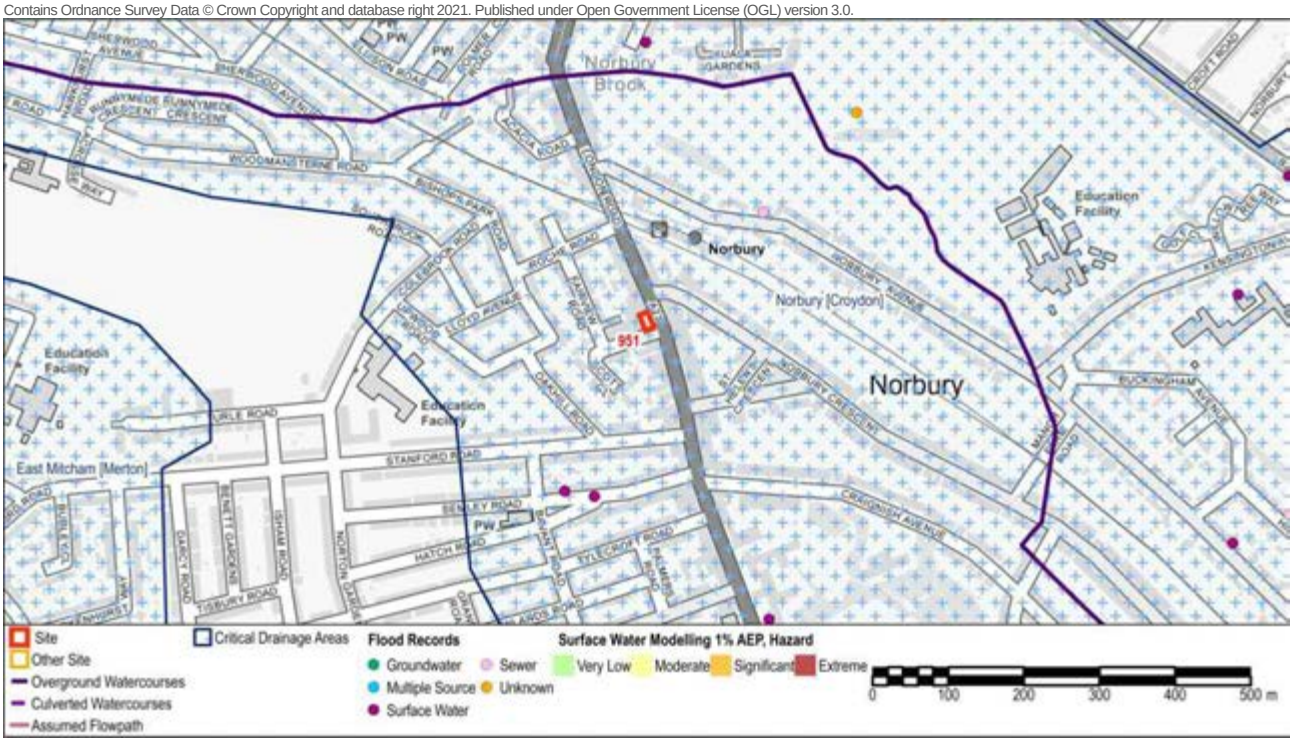

Figure 8 - Surface Water Modelling 1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

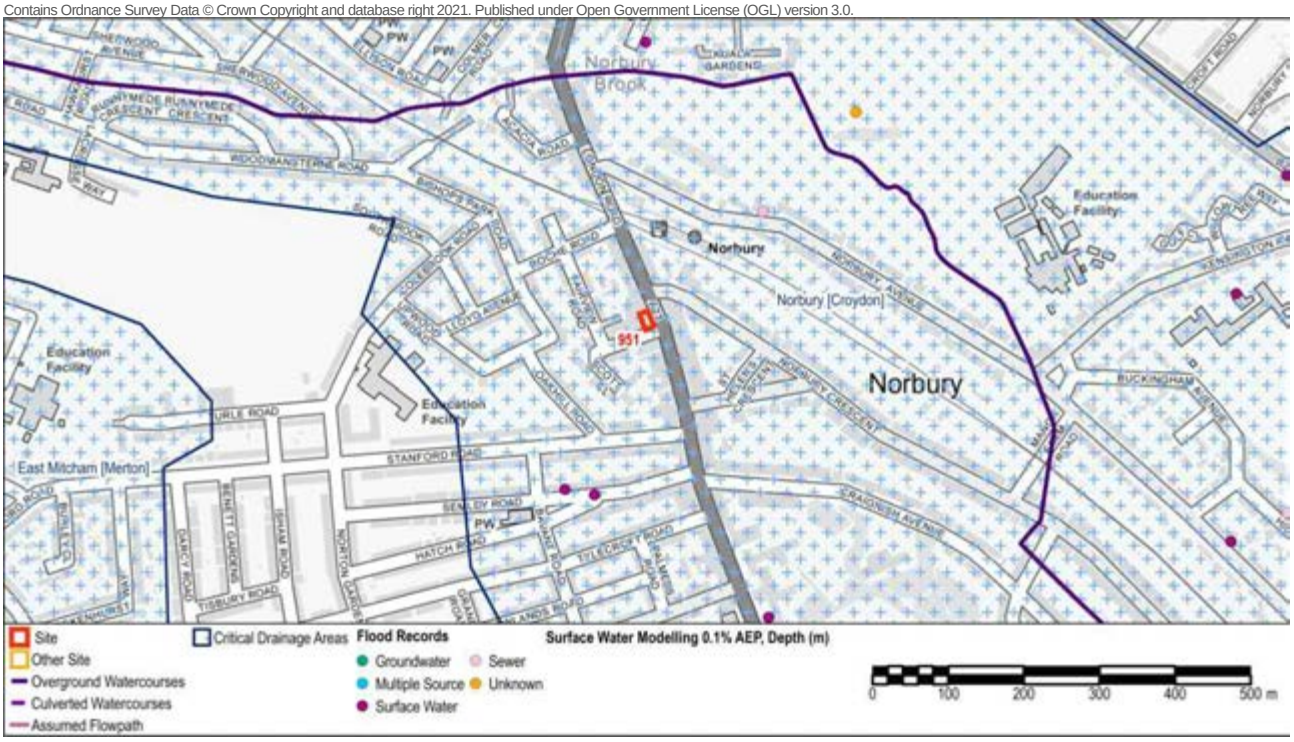

Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth Please note: Data does not extend to the extent of this figure.

Site Name: 1485-1489 London Road

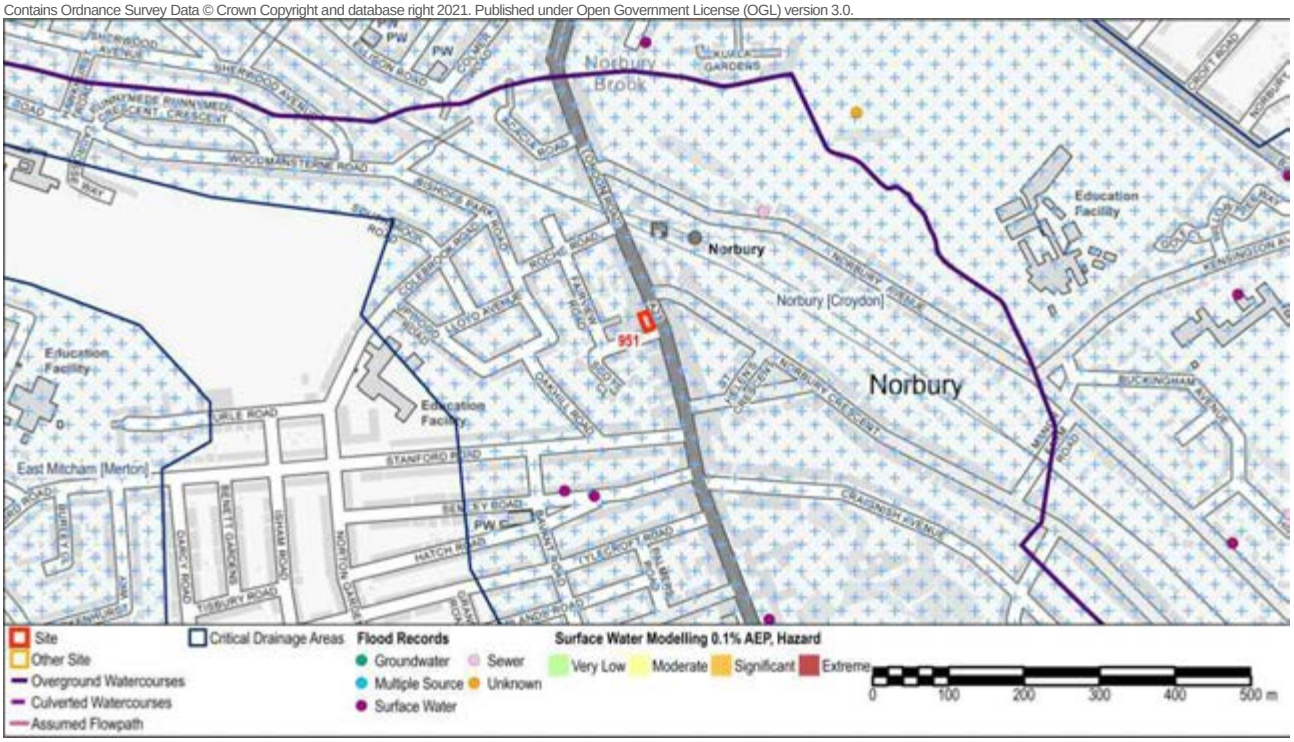

Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard Please note: Data does not extend to the extent of this figure.

Groundwater Flooding			
Bedrock Geology	Thames Group	**Superficial Geology**	-
Increased Potential for Elevated Groundwater		No	
Susceptibility to Groundwater Flooding (BGS)		None	

Other Sources	
Risk of flooding from reservoirs	The Long Term Flood Risk Map shows that the site is not at risk of flooding, in the event of a breach or failure of a reservoir.

Summary

The site is defined as Flood Zone 1, Low probability of river flooding.
The Risk of Flooding from Surface Water mapping identifies the site to be at very low risk of surface water flooding. There is a slightly higher risk along London Road to the north east of the site. There are records of surface water flooding in proximity to the site and it is located within the Norwood Critical Drainage Area (CDA).

Site Specific Recommendations

The proposed use of the site is compatible with the flood zone. The Exception Test is not required.

Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and impermeable surfacing.

The risk of groundwater flooding and groundwater levels should be further assessed as part of a Site Investigation.