

# 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

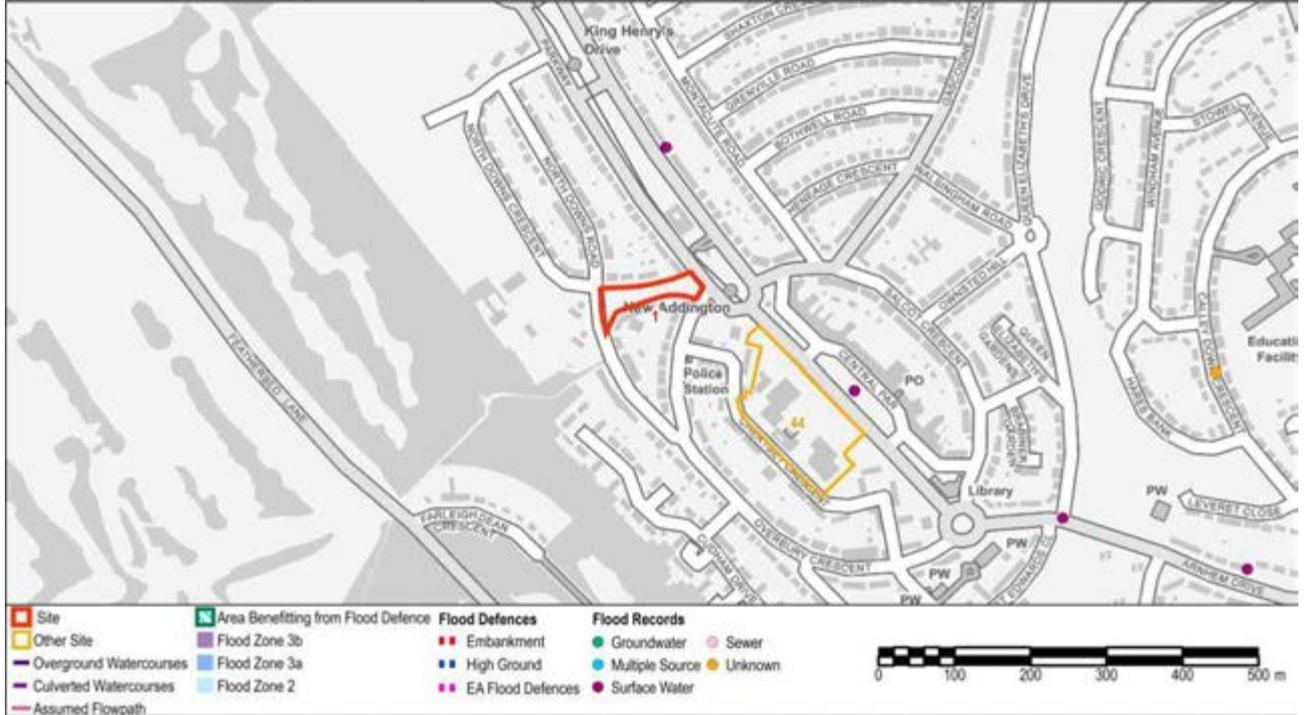
Site 948: 230 Addington Road

Site 951: 1485-1489 London Road

<b>Site Name: Land Fronting North Downs Road and Overbury Crescent</b>			
<b>Site ID:</b>	1	<b>Area (ha):</b>	0.37
<b>Proposed Use:</b>	Residential.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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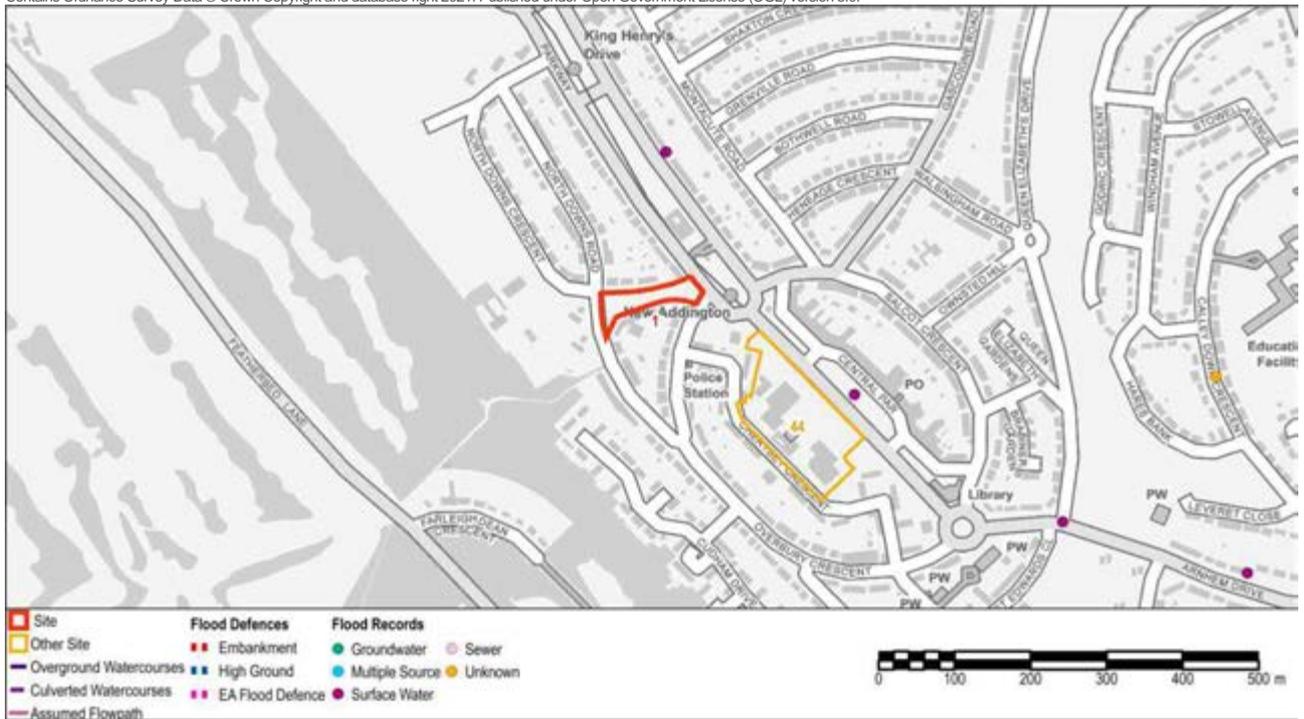


**Figure 1 - Flood Zones and Flood Records**

<b>Flood Warning Area</b>	None
<b>Flood Records within 500m of the site:</b>	Surface Water 2; Groundwater 0; Sewer 0; Multiple source 0; Unknown source 0

**River Flooding**

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**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.

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**Site Name: Land Fronting North Downs Road and Overbury Crescent**

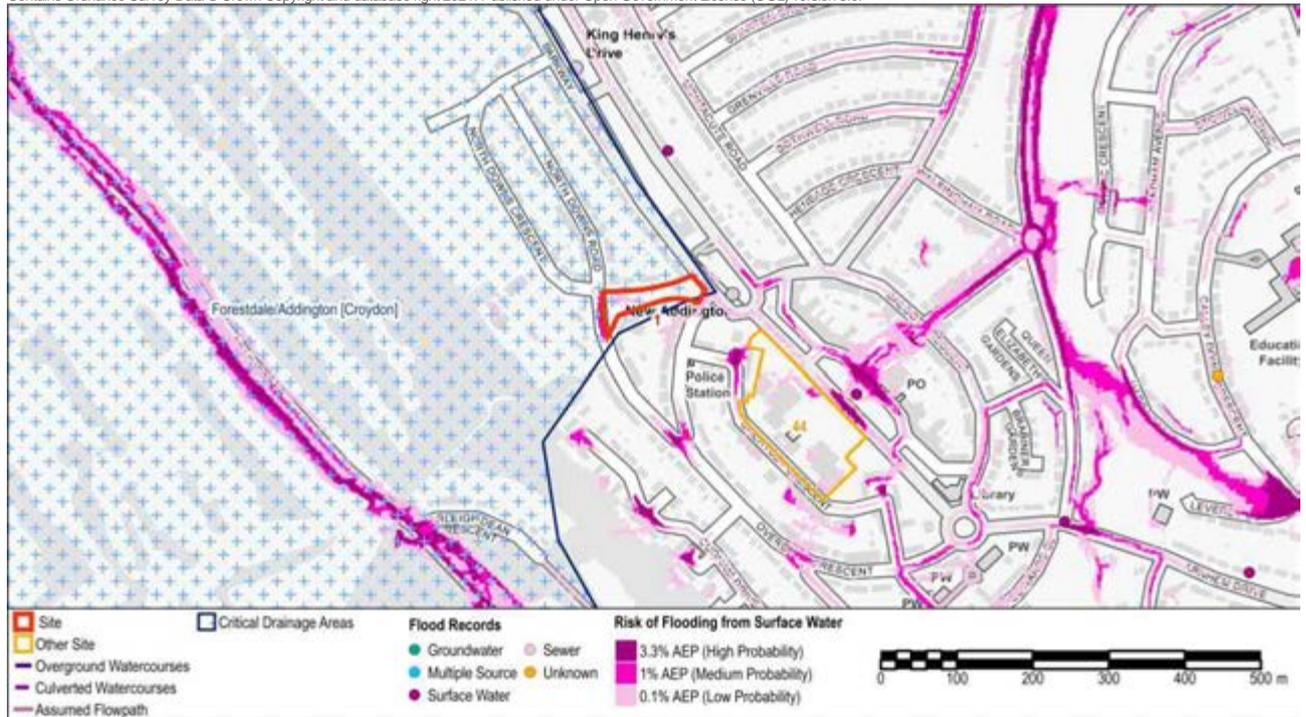


**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

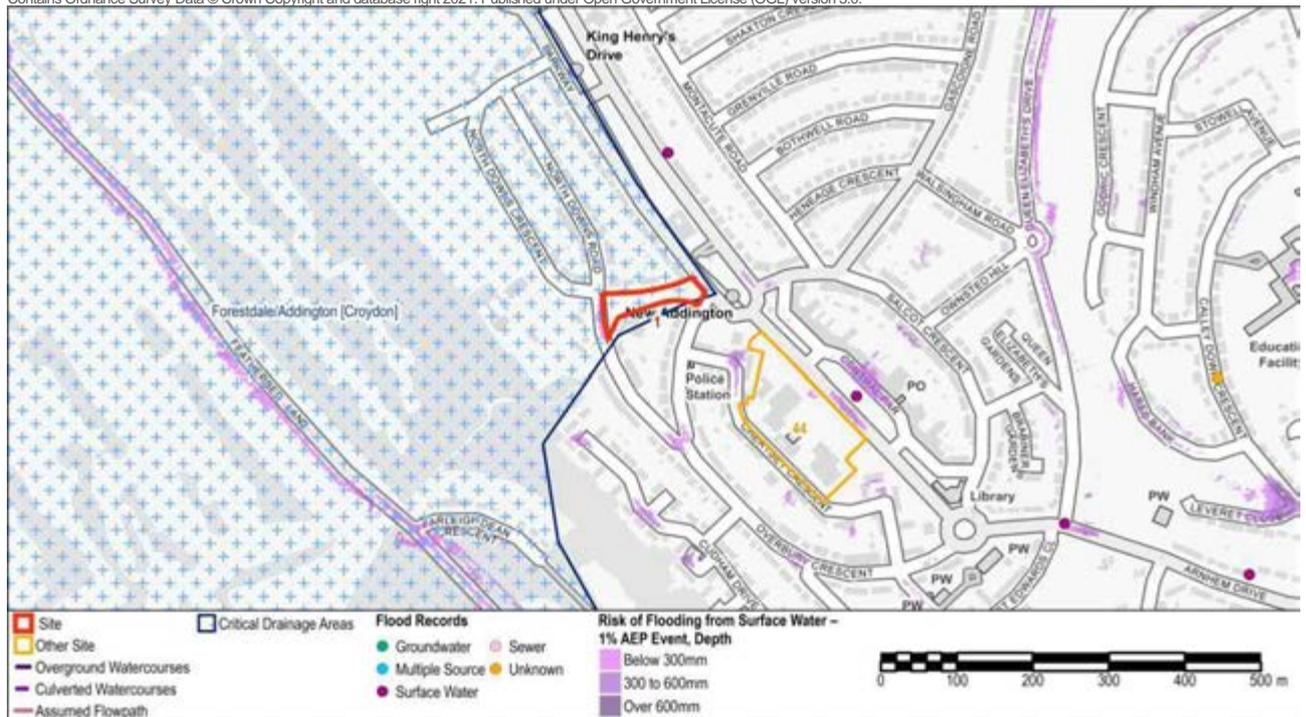
Surface Water Flooding	
Critical Drainage Area	Group8_045 - Forestdale/Addington [Croydon]
Drainage Catchment	DC42, DC43

**Site Name: Land Fronting North Downs Road and Overbury Crescent**

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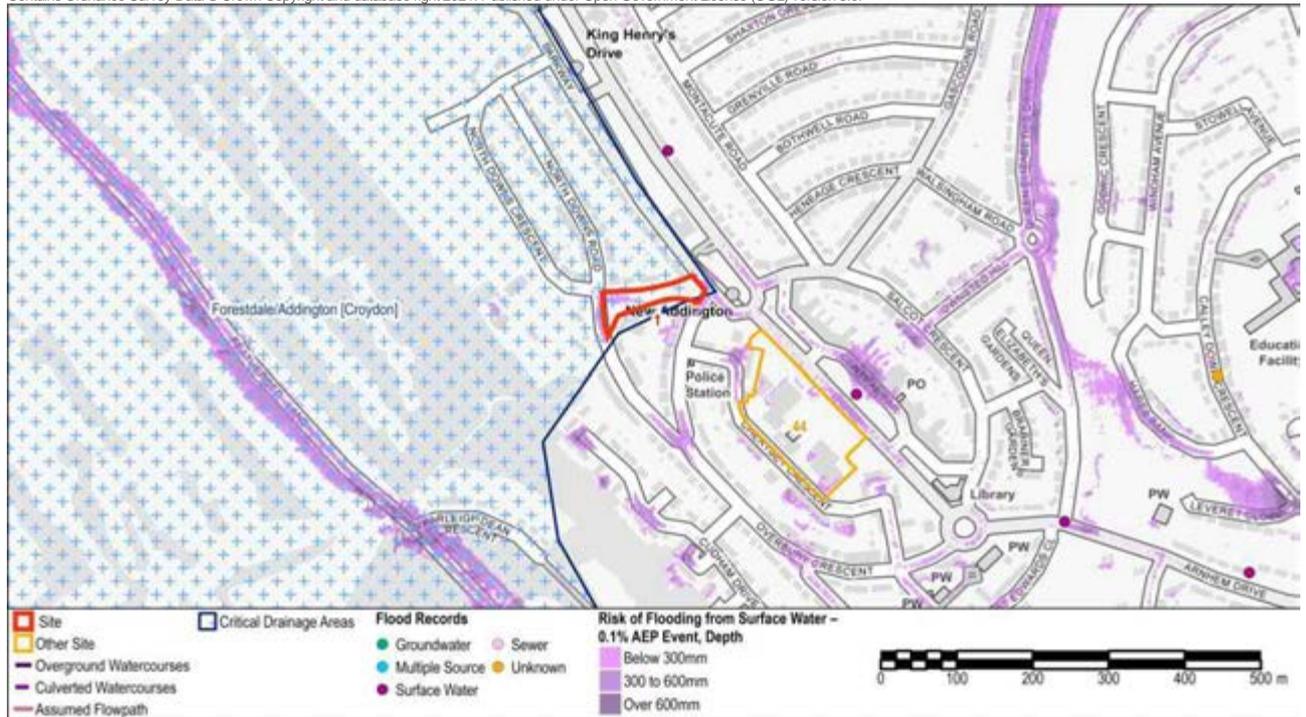


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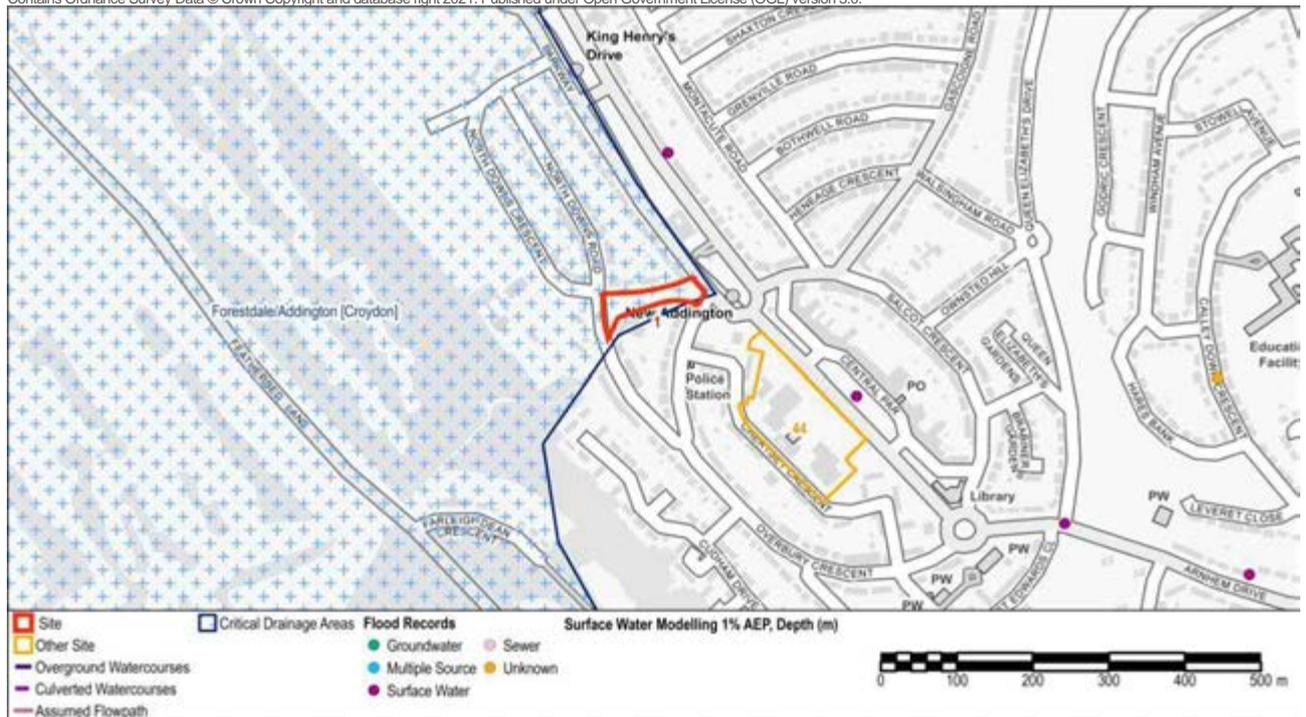
**Site Name: Land Fronting North Downs Road and Overbury Crescent**

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

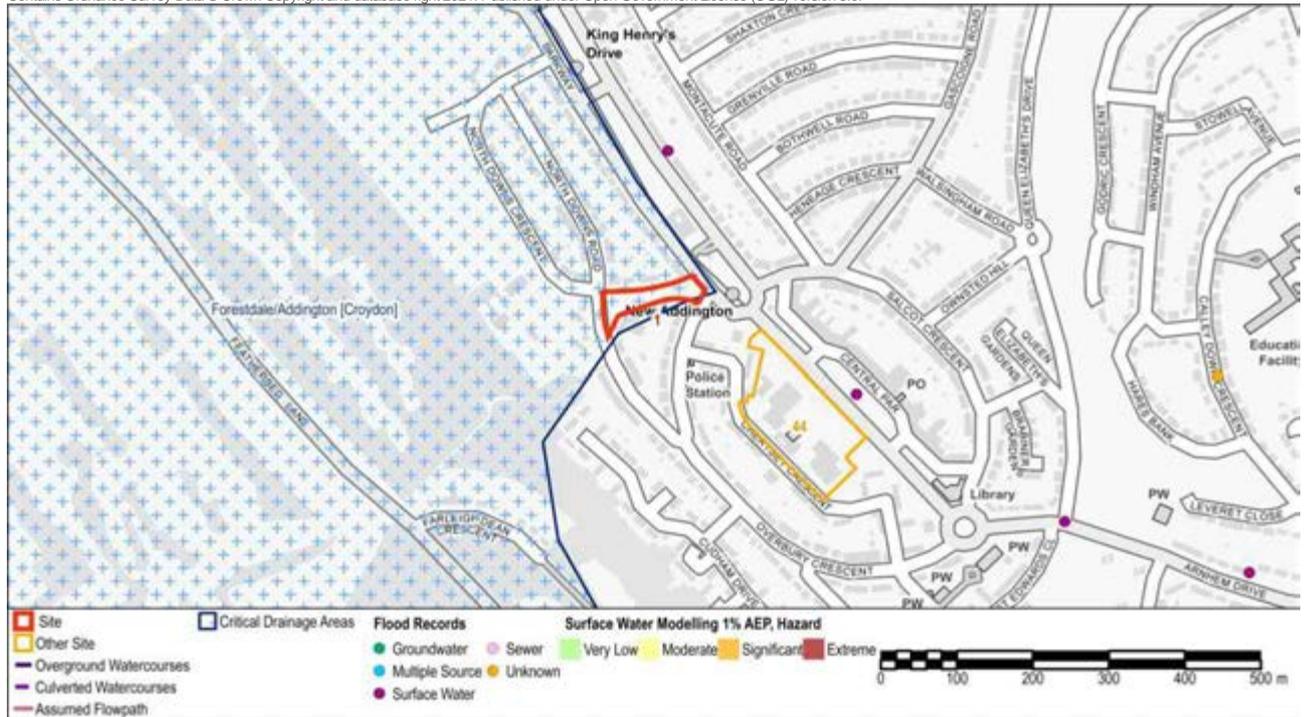
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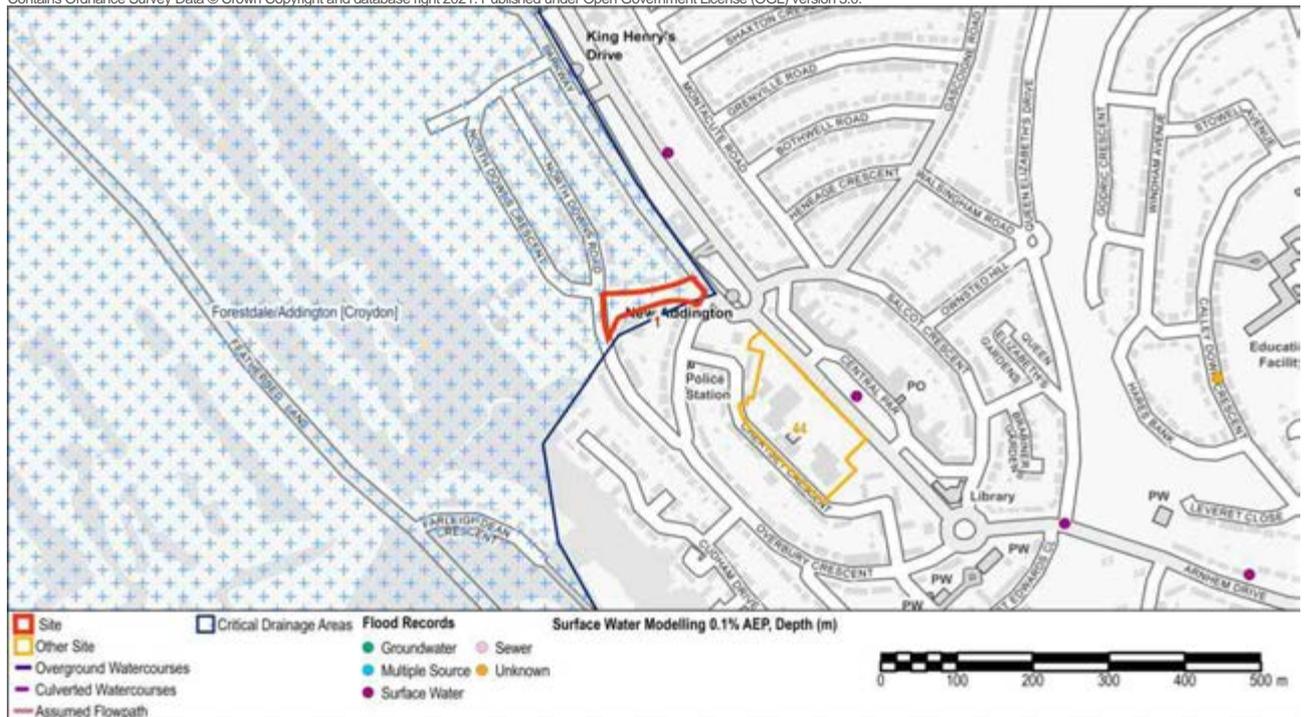
**Figure 7 - Surface Water Modelling 1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

**Site Name: Land Fronting North Downs Road and Overbury Crescent**

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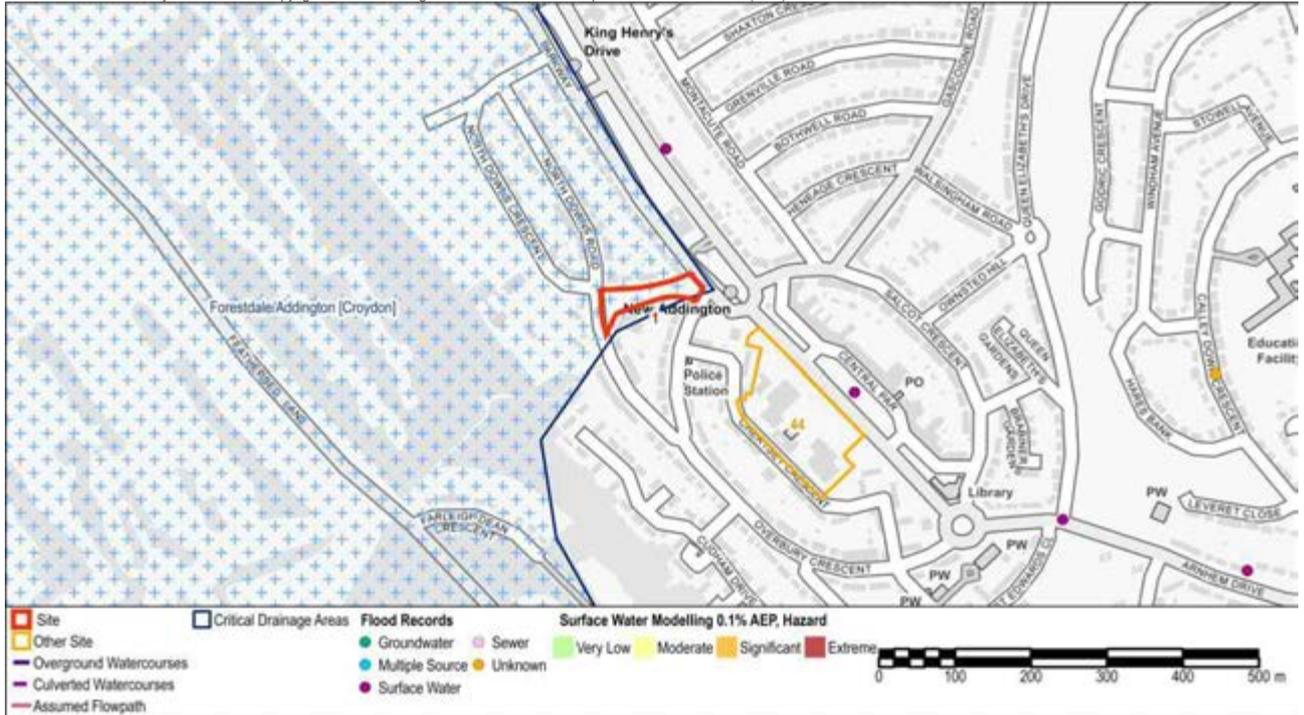


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**Site Name: Land Fronting North Downs Road and Overbury Crescent**

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

**Groundwater Flooding**

<b>Bedrock Geology</b>	White Chalk Subgroup	<b>Superficial Geology</b>	-
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	Limited potential for groundwater flooding to occur		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**Summary**

The site is defined 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 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]). There are records of flooding from surface water within 500m of the site.

The site experiences surface water flooding in the north west below 300mm in a 0.1% AEP event.

**Site Specific Recommendations**

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

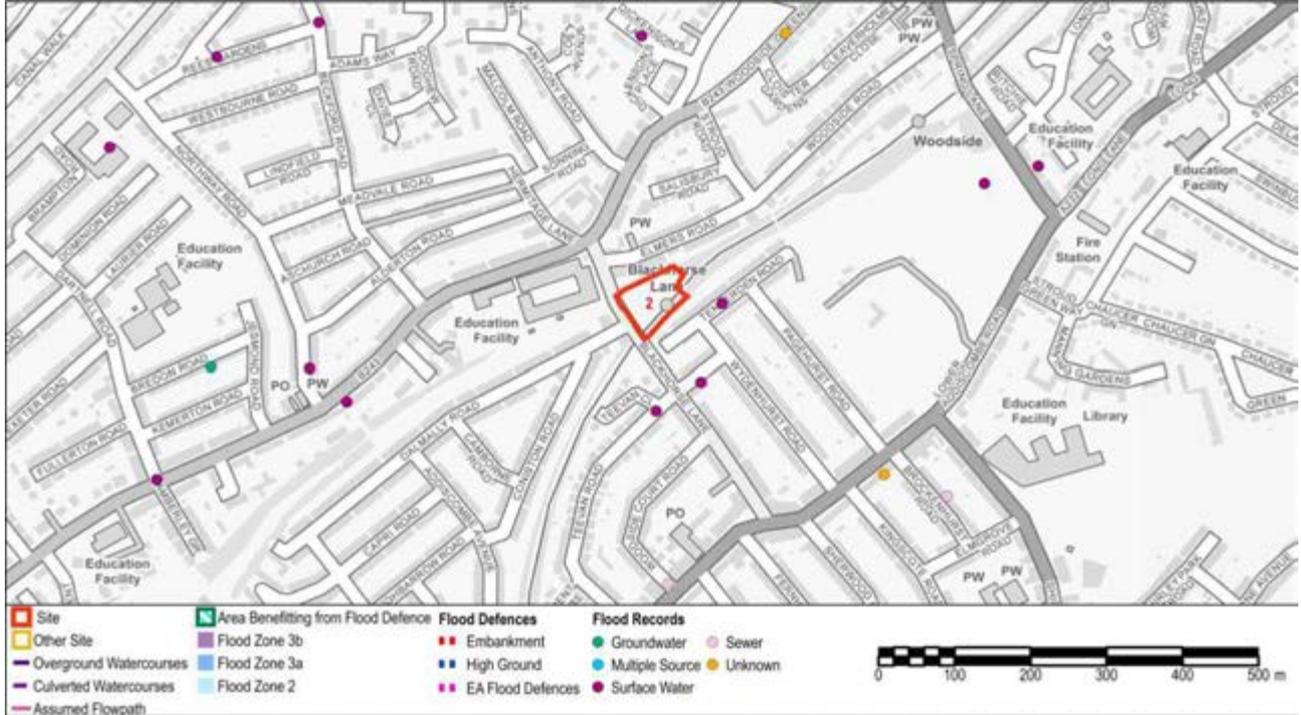
Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to 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.

<b>Site Name: Blackhorse Lane Station</b>			
<b>Site ID:</b>	2	<b>Area (ha):</b>	0.47
<b>Proposed Use:</b>	Residential.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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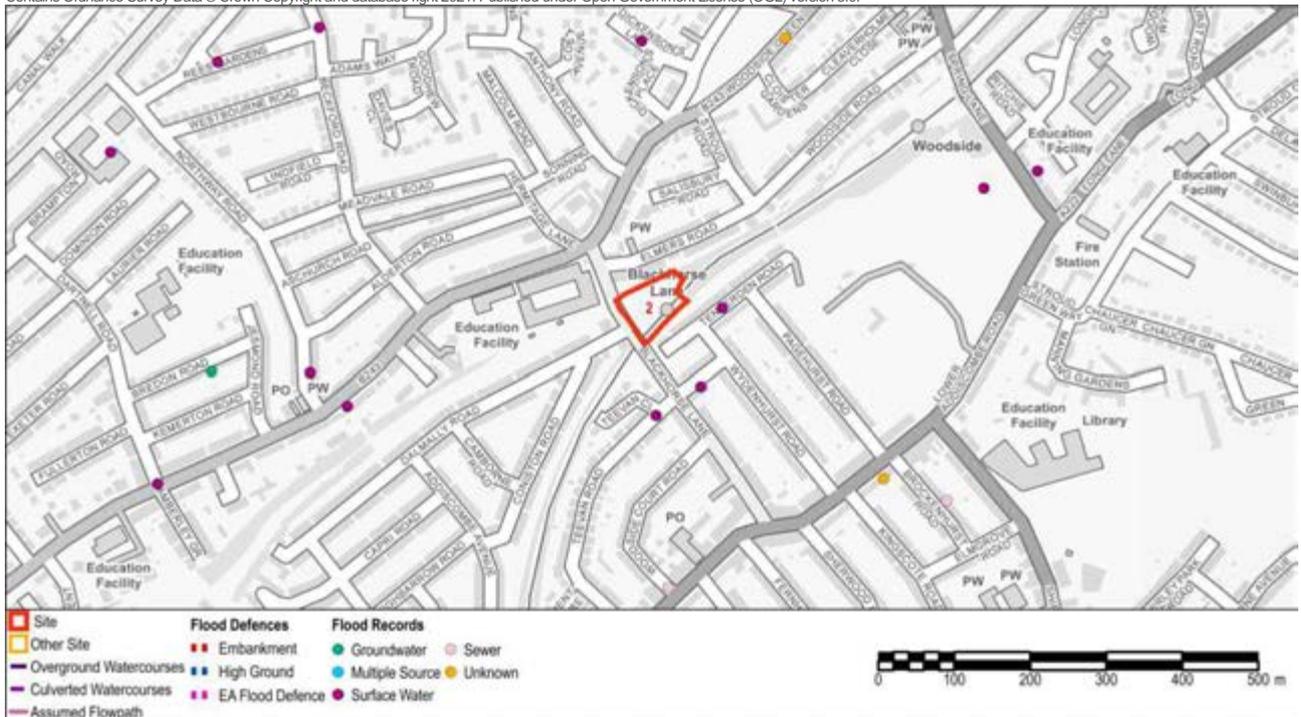


**Figure 1 - Flood Zones and Flood Records**

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

**River Flooding**

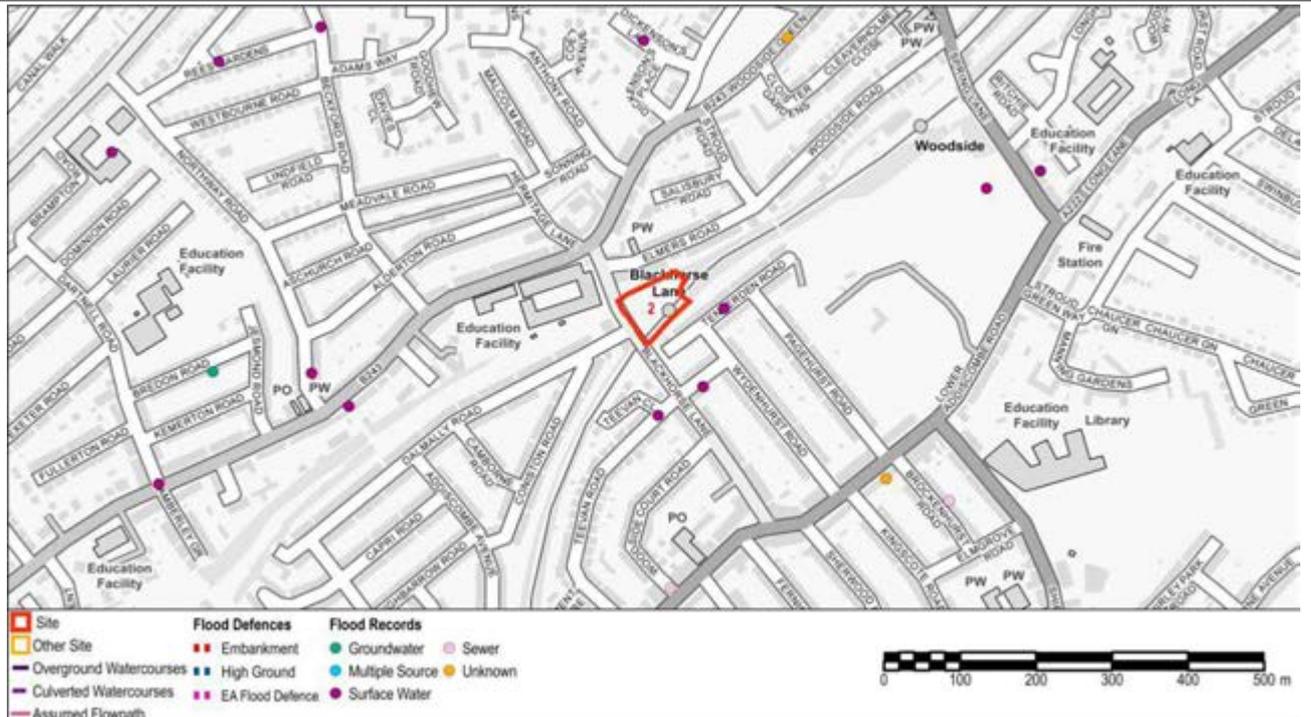
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

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**Site Name: Blackhorse Lane Station**



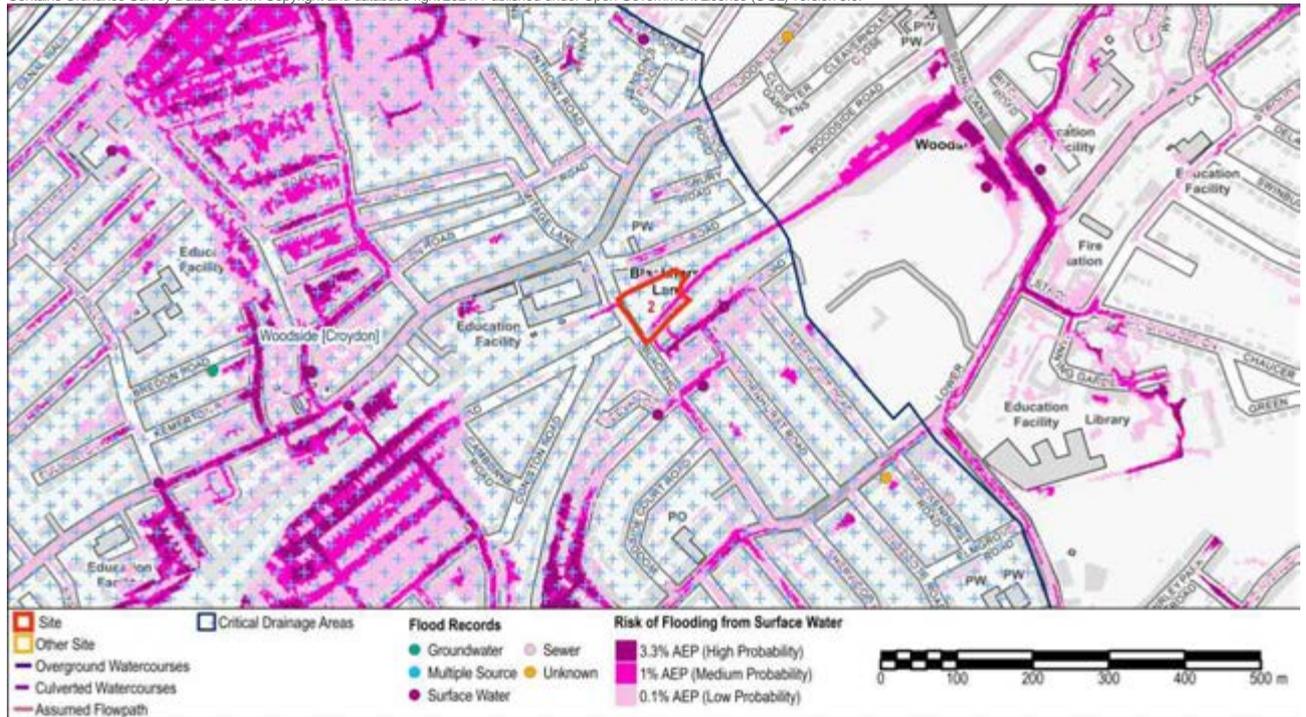
**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

**Surface Water Flooding**

<b>Critical Drainage Area</b>	Group8_046 - Woodside [Croydon]
<b>Drainage Catchment</b>	DC22

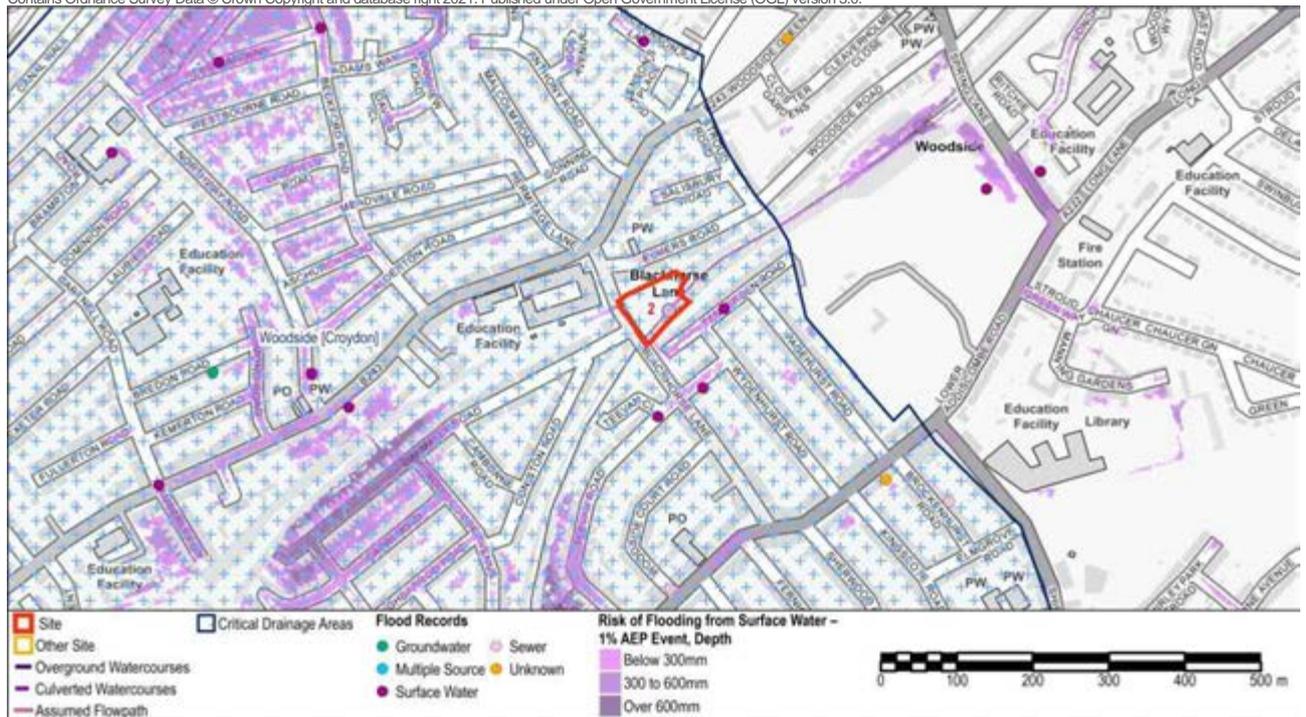
**Site Name: Blackhorse Lane Station**

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

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

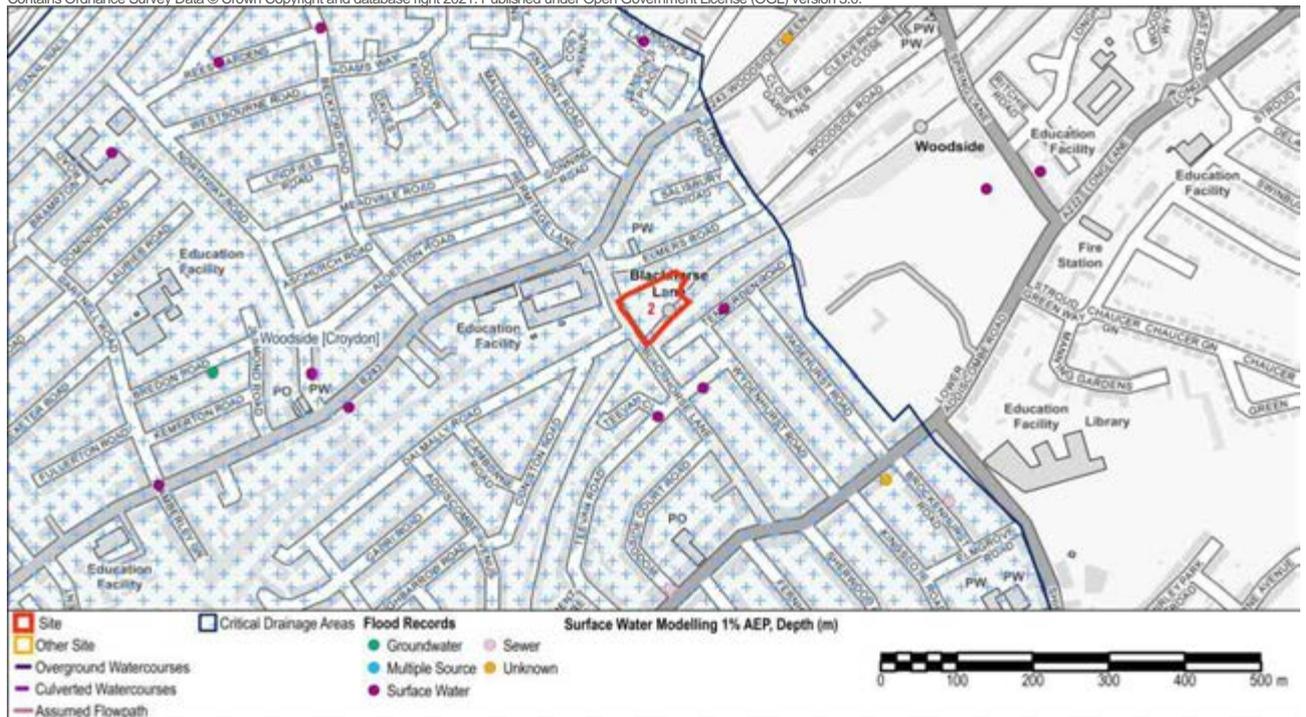
**Site Name: Blackhorse Lane Station**

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

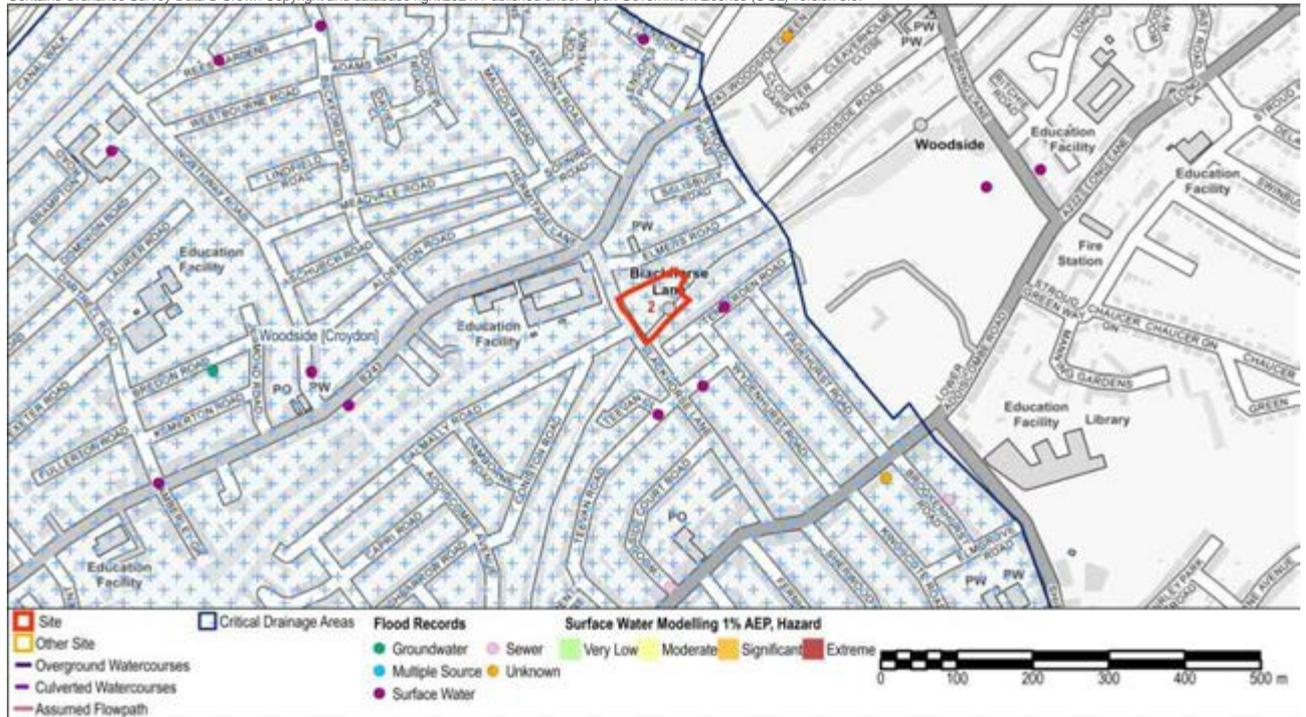
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**Figure 7 - Surface Water Modelling 1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

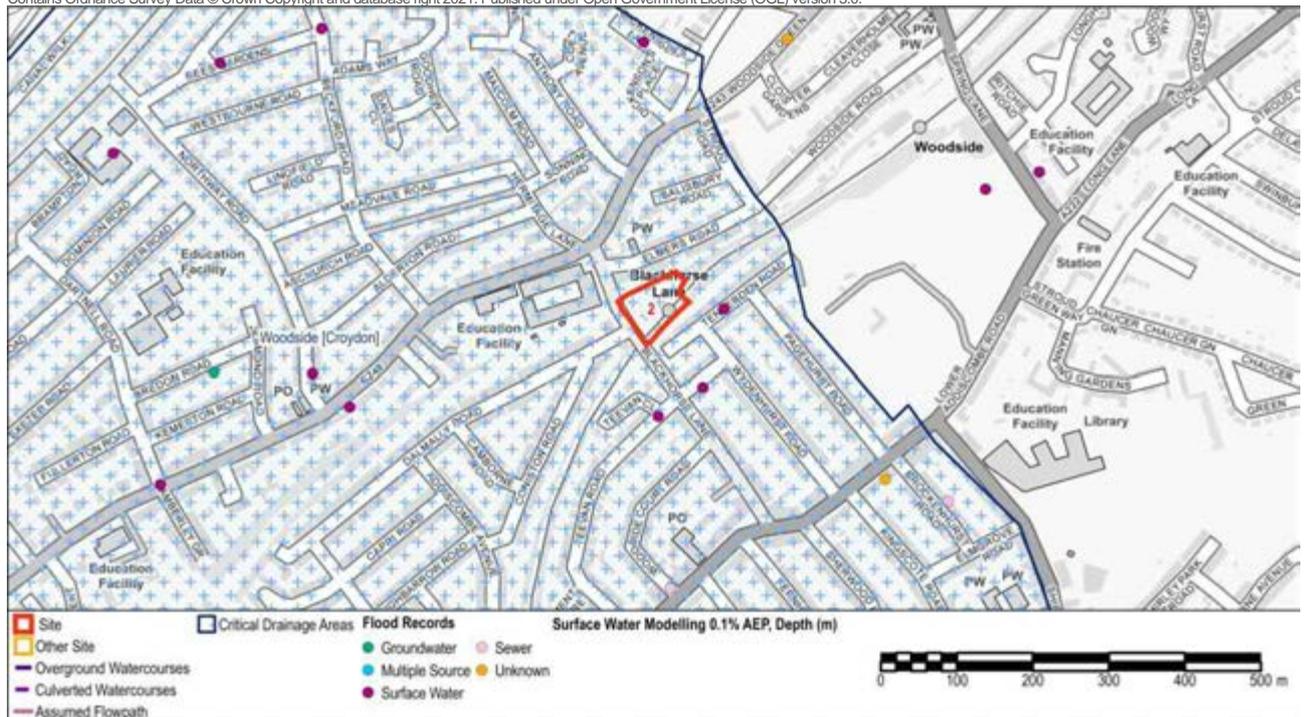
**Site Name: Blackhorse Lane Station**

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

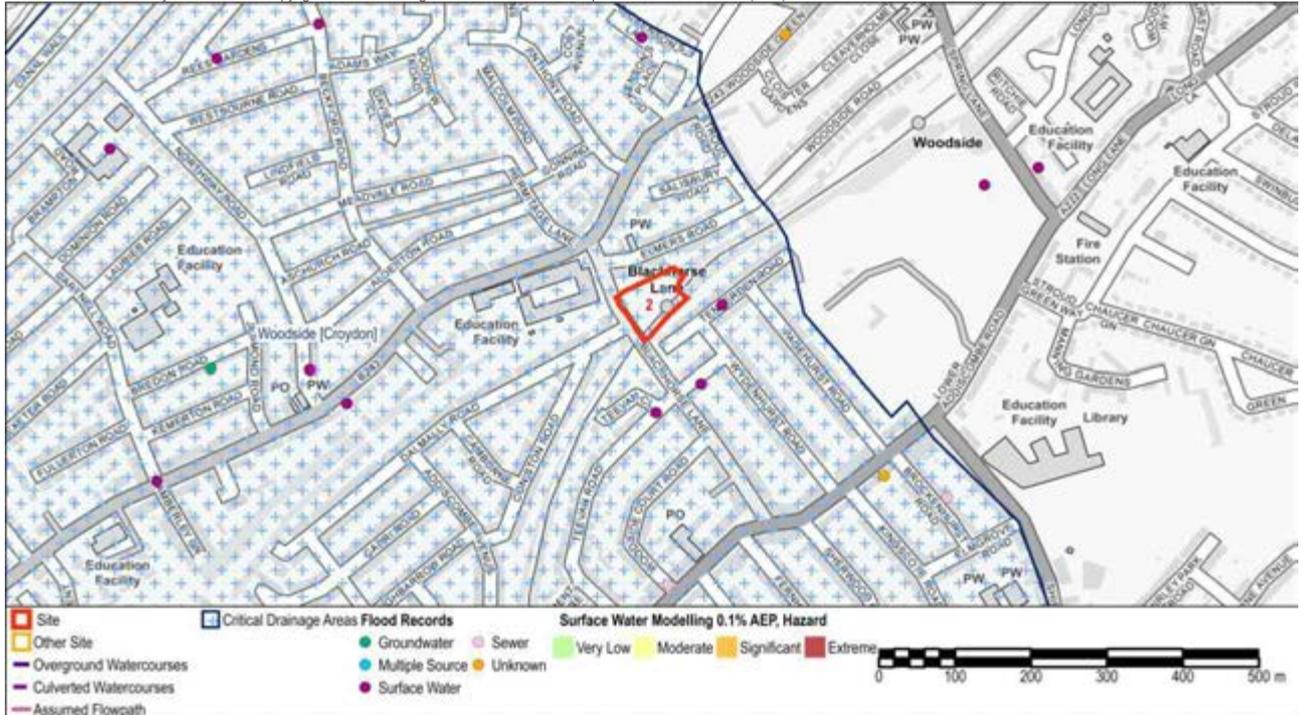
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**Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

**Site Name: Blackhorse Lane Station**

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

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thames Group	<b>Superficial Geology</b>	-
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	None		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**Summary**

The site is entirely within Flood Zone 1, Low probability of river flooding.

The Risk of Flooding from Surface Water mapping identifies the potential for surface water to pond adjacent to the railway line next to the site. Surface water flood maps show flooding up to 600mm in the south east of the site during a 0.1% AEP event. There are records of surface water flooding in proximity to the site and it is located within a Critical Drainage Area (Group8\_046, Woodside [Croydon]).

There are no groundwater flooding records in this area.

**Site Specific Recommendations**

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

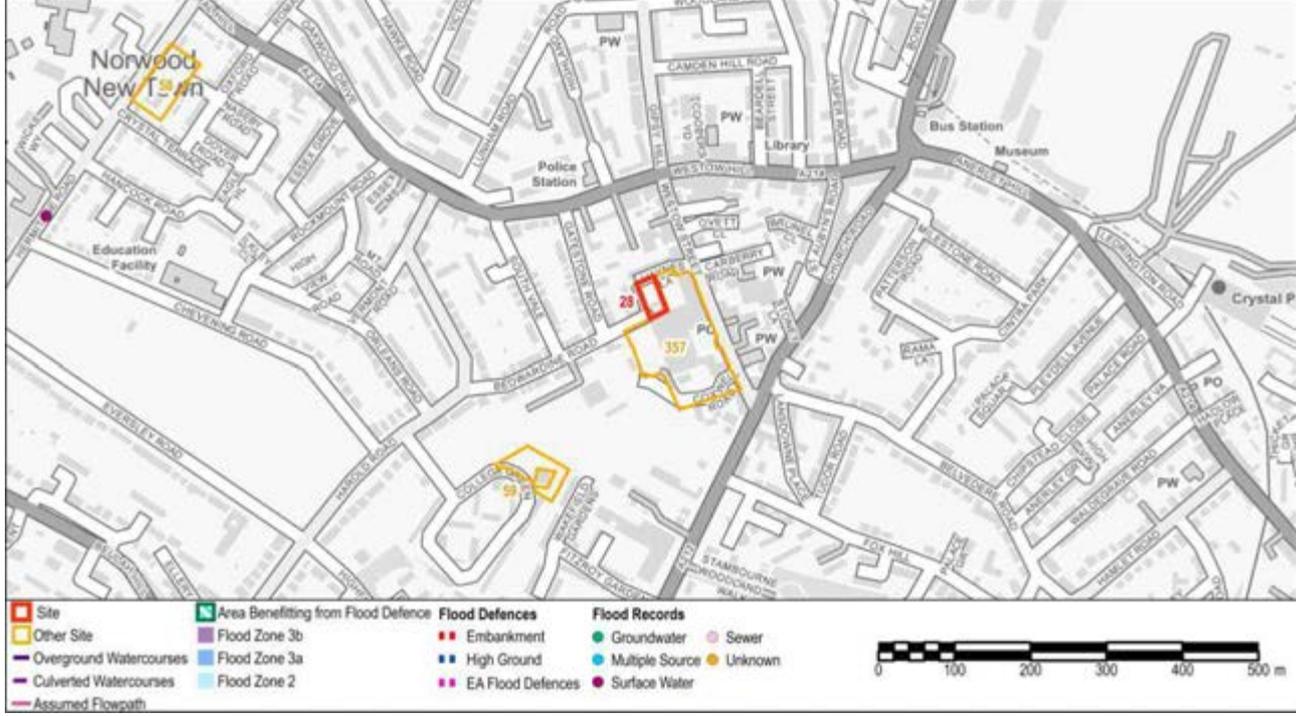
Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to 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.

<b>Site Name: Bowyers Yard, Bedwardine Road</b>			
<b>Site ID:</b>	28	<b>Area (ha):</b>	0.12
<b>Proposed Use:</b>	Cultural and Creative Industries Enterprise Centre.	<b>Vulnerability Classification:</b>	Less Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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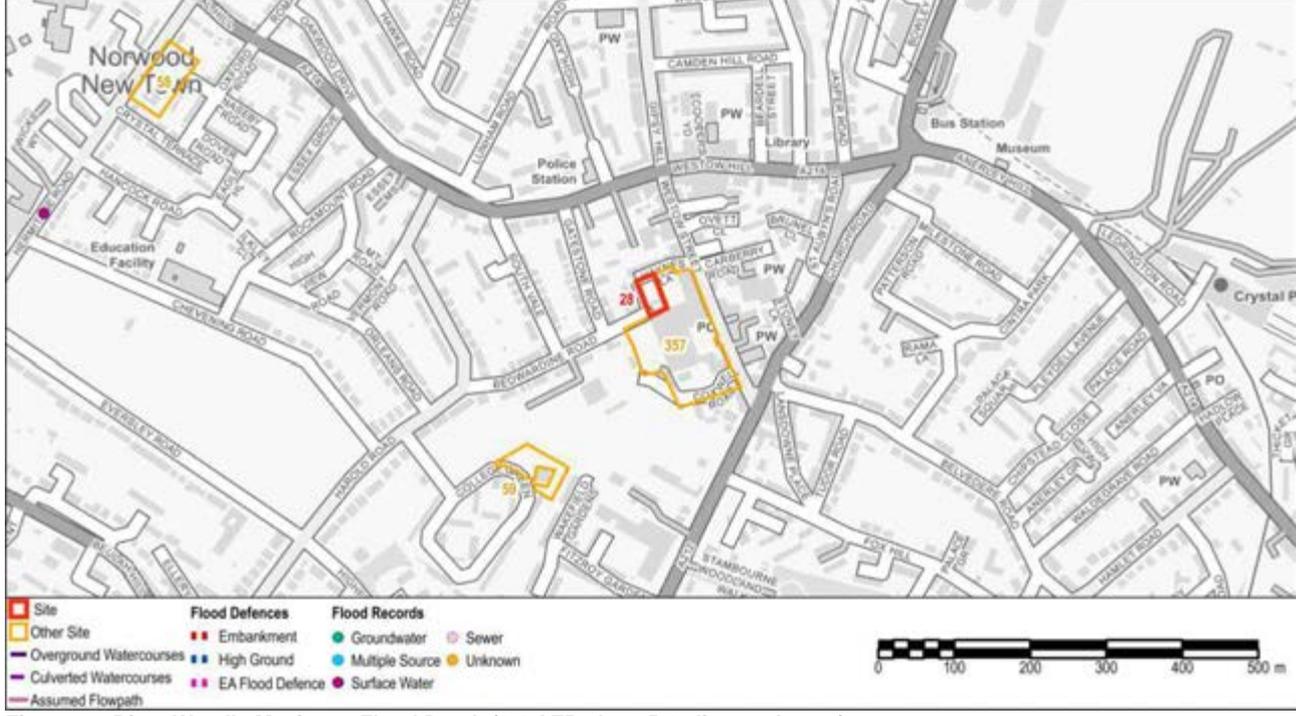


**Figure 1 - Flood Zones and Flood Records**

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

**River Flooding**

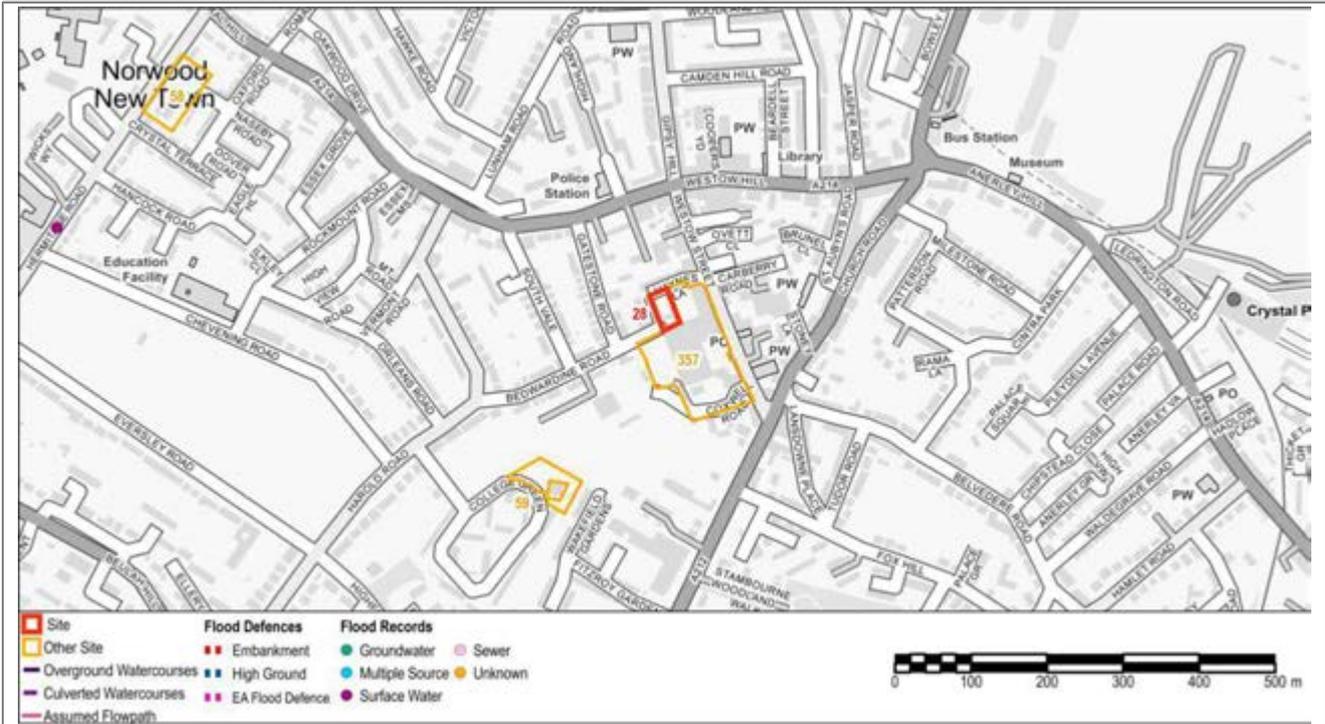
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

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**Site Name: Bowyers Yard, Bedwardine Road**

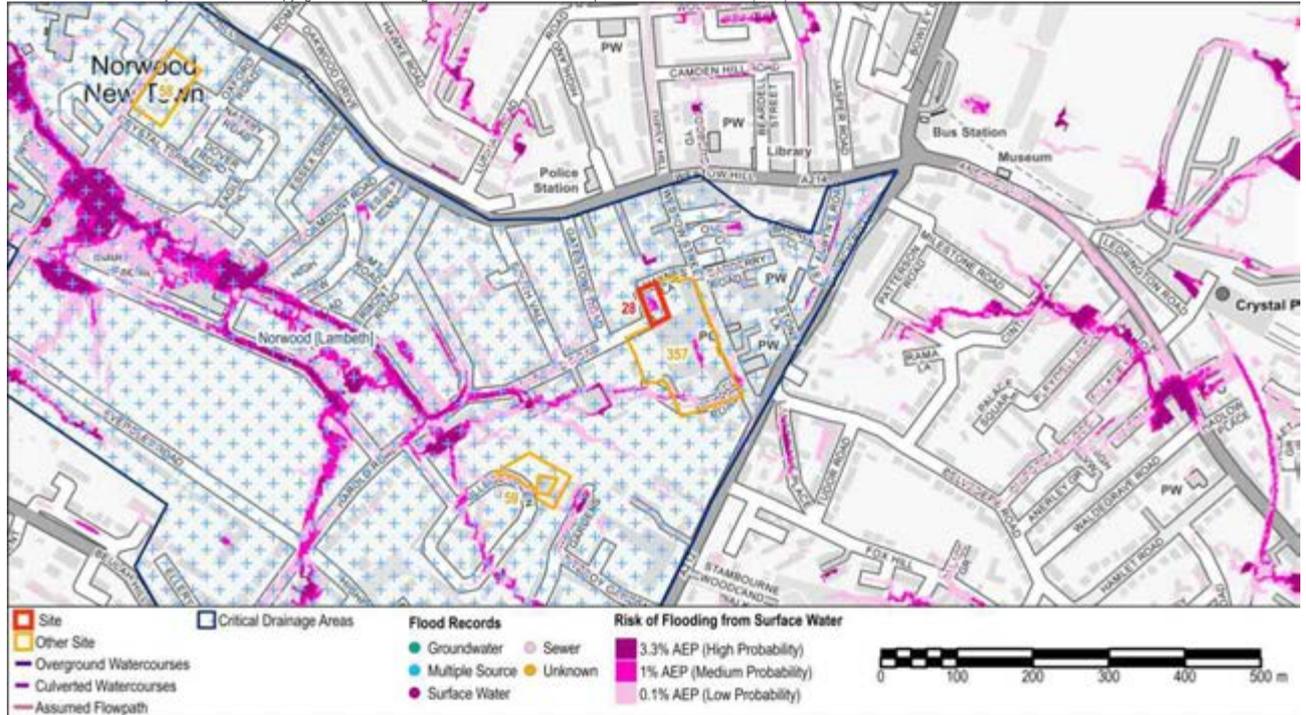


**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

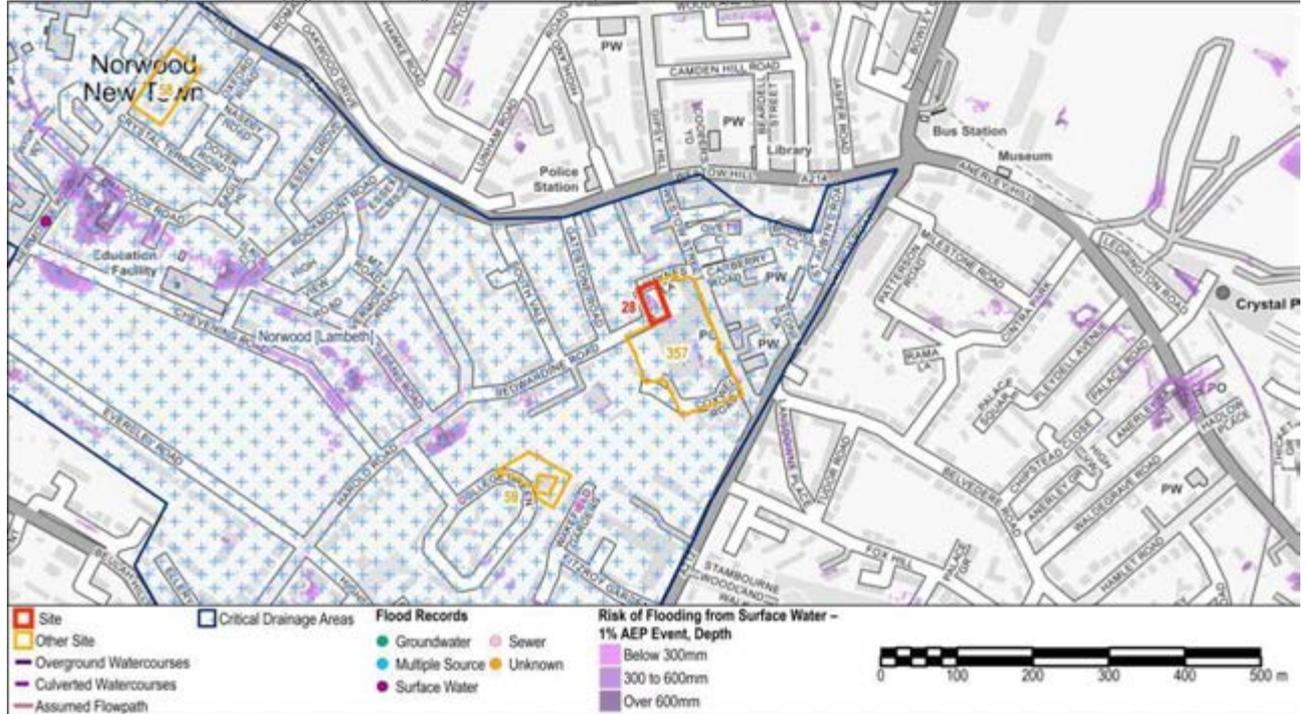
Surface Water Flooding	
Critical Drainage Area	Group7_030 - Norwood [Lambeth]
Drainage Catchment	DC20

**Site Name: Bowyers Yard, Bedwardine Road**

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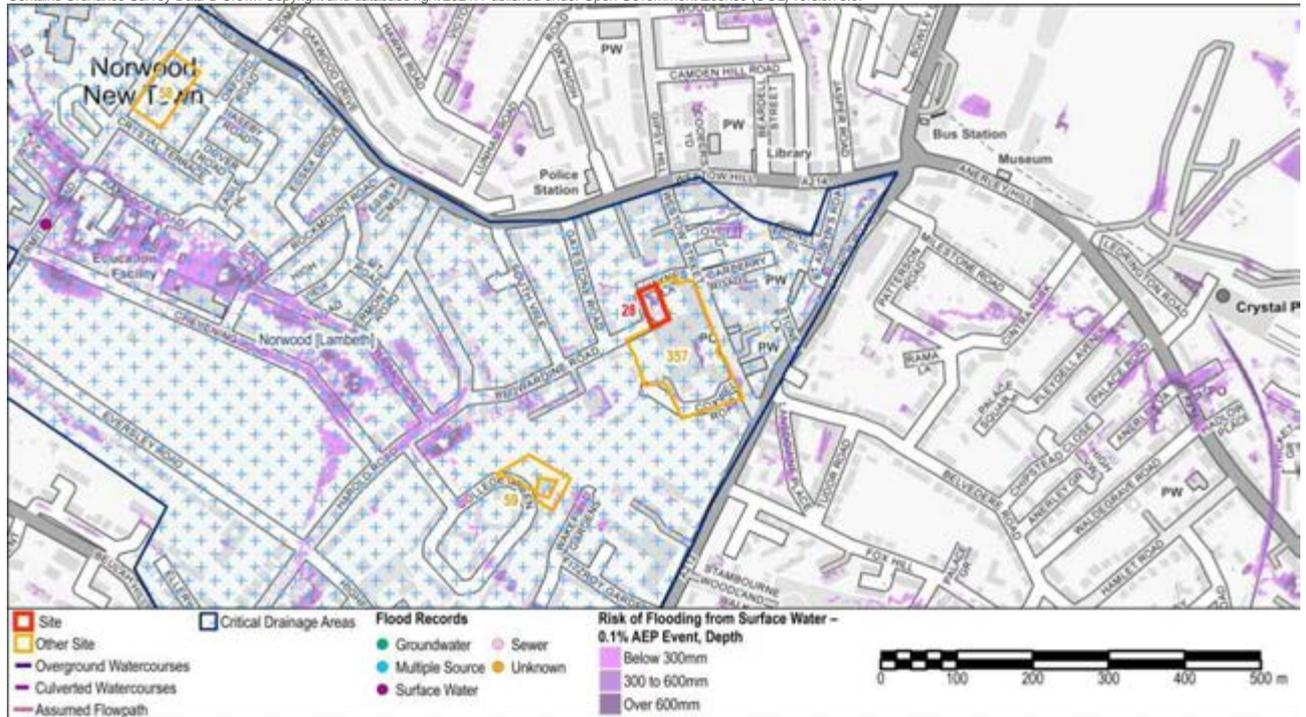


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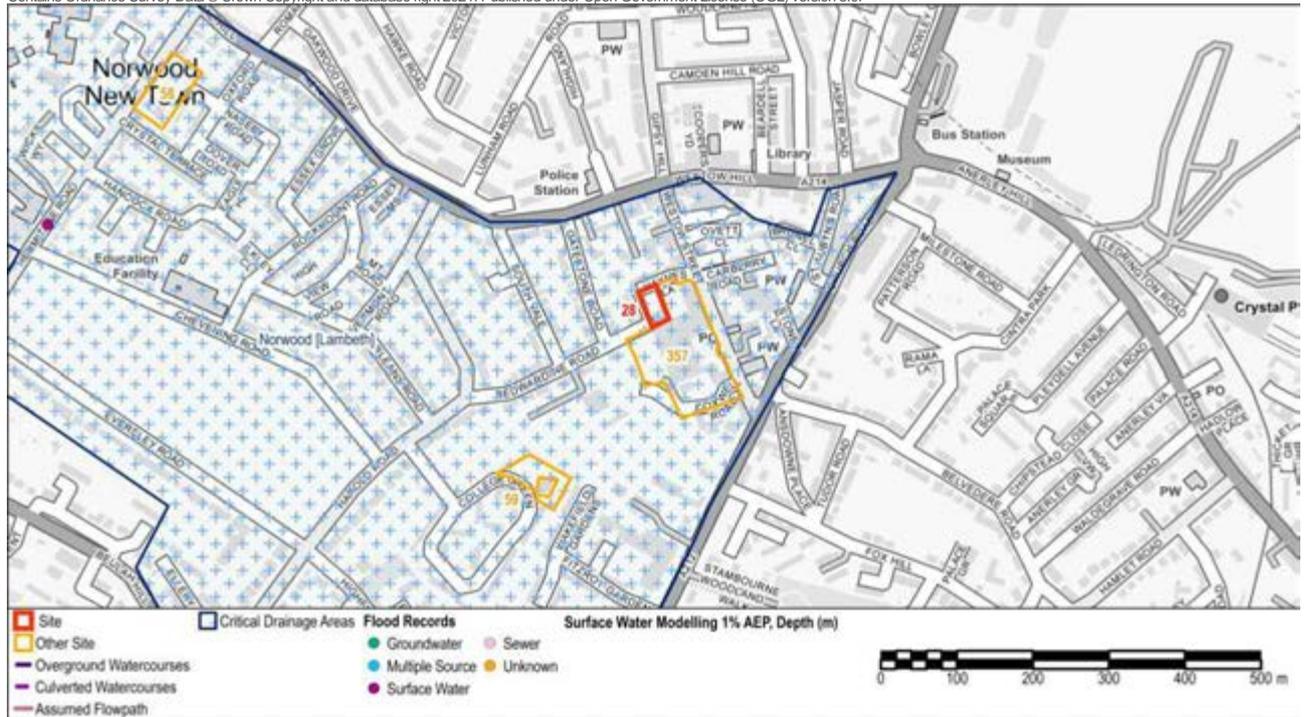
**Site Name: Bowyers Yard, Bedwardine Road**

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

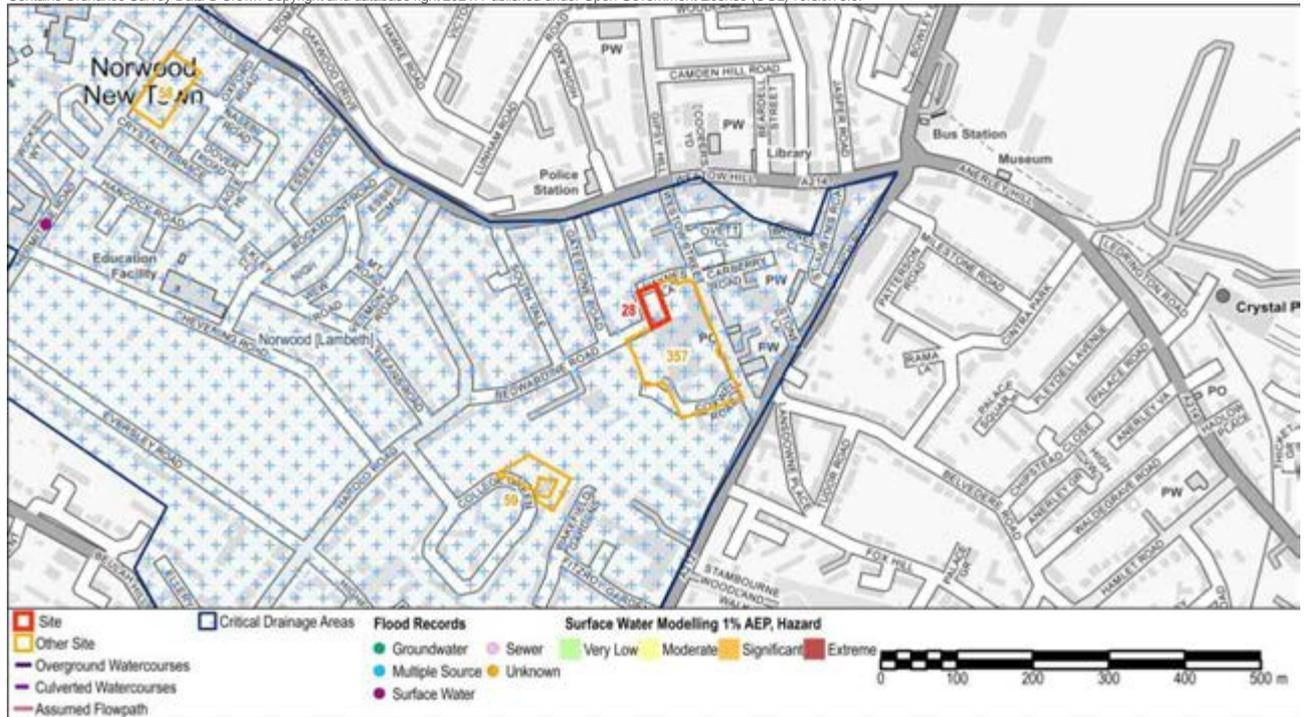
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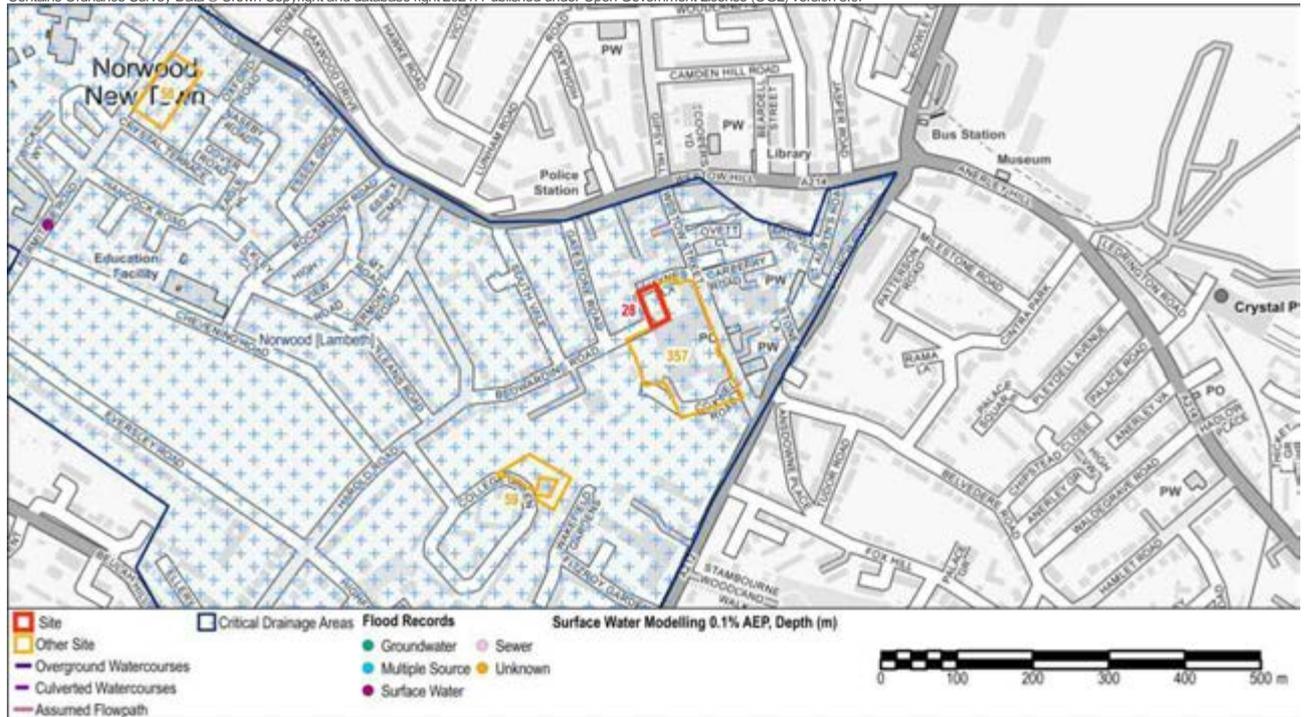
**Figure 7 - Surface Water Modelling 1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

**Site Name: Bowyers Yard, Bedwardine Road**

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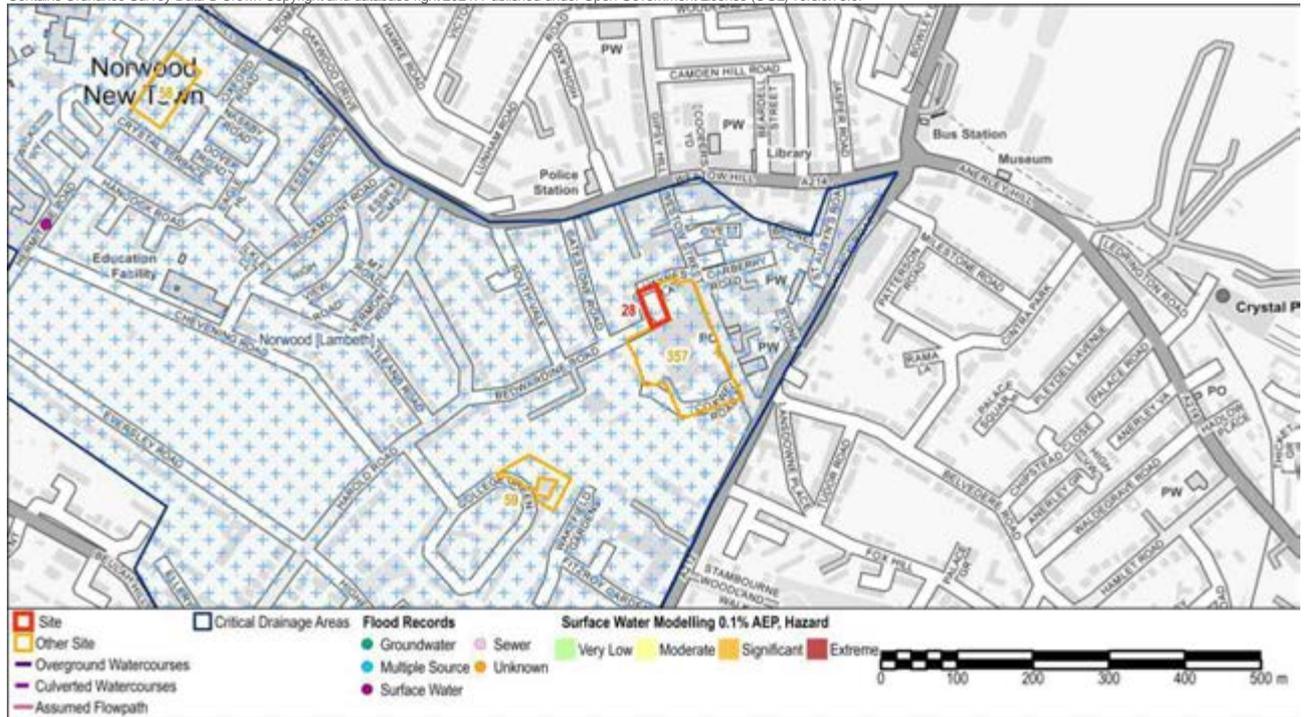


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**Site Name: Bowyers Yard, Bedwardine Road**

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**Groundwater Flooding**

<b>Bedrock Geology</b>	Thames Group	<b>Superficial Geology</b>	-
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	Limited potential for groundwater flooding to occur		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**Summary**

The site is defined Flood Zone 1, Low probability of river flooding. The Risk of Flooding from Surface Water mapping identifies the site 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]). The site is shown to be at risk of surface water flooding with depths up to 600mm in a 0.1% AEP event.

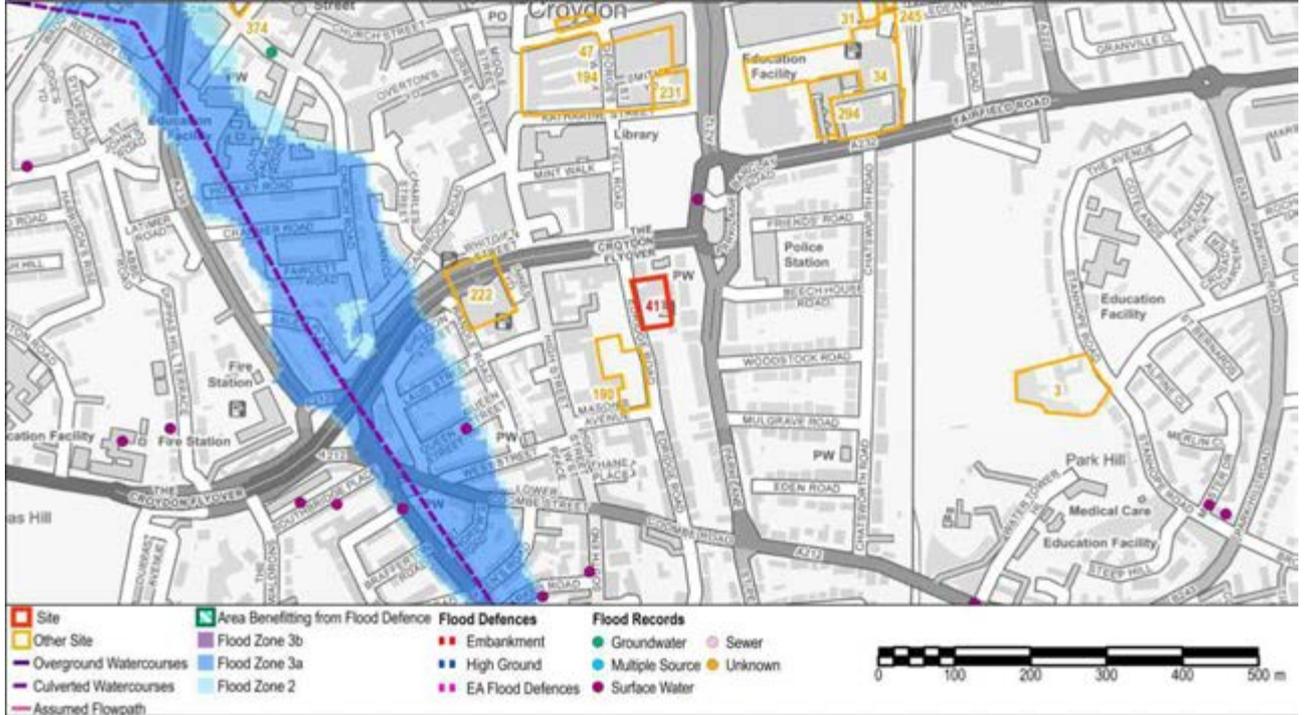
**Site Specific Recommendations**

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.

<b>Site Name: Direct Line House, 3 Edridge Road</b>			
<b>Site ID:</b>	41	<b>Area (ha):</b>	0.27
<b>Proposed Use:</b>	Residential and/or office development.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

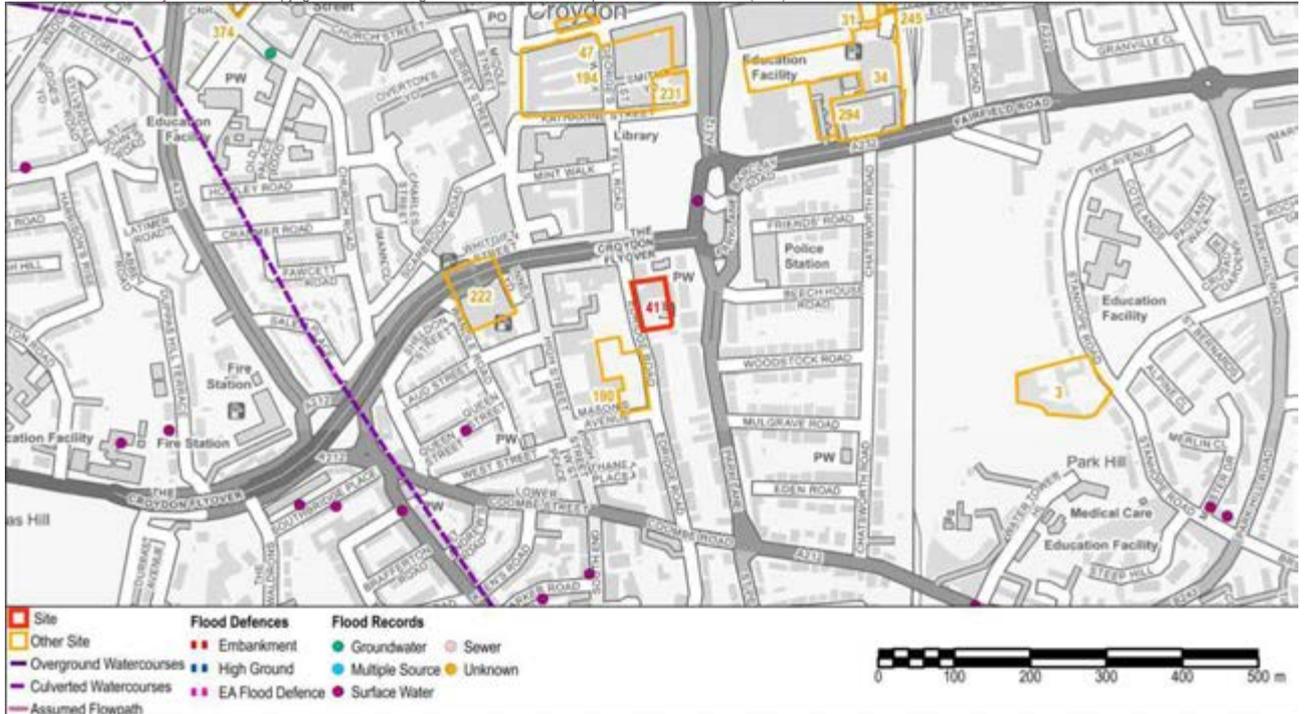
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<b>Flood Warning Area</b>	None
<b>Flood Records within 500m of the site:</b>	Surface Water 10; Groundwater 0; Sewer 0; Multiple source 0; Unknown source 0

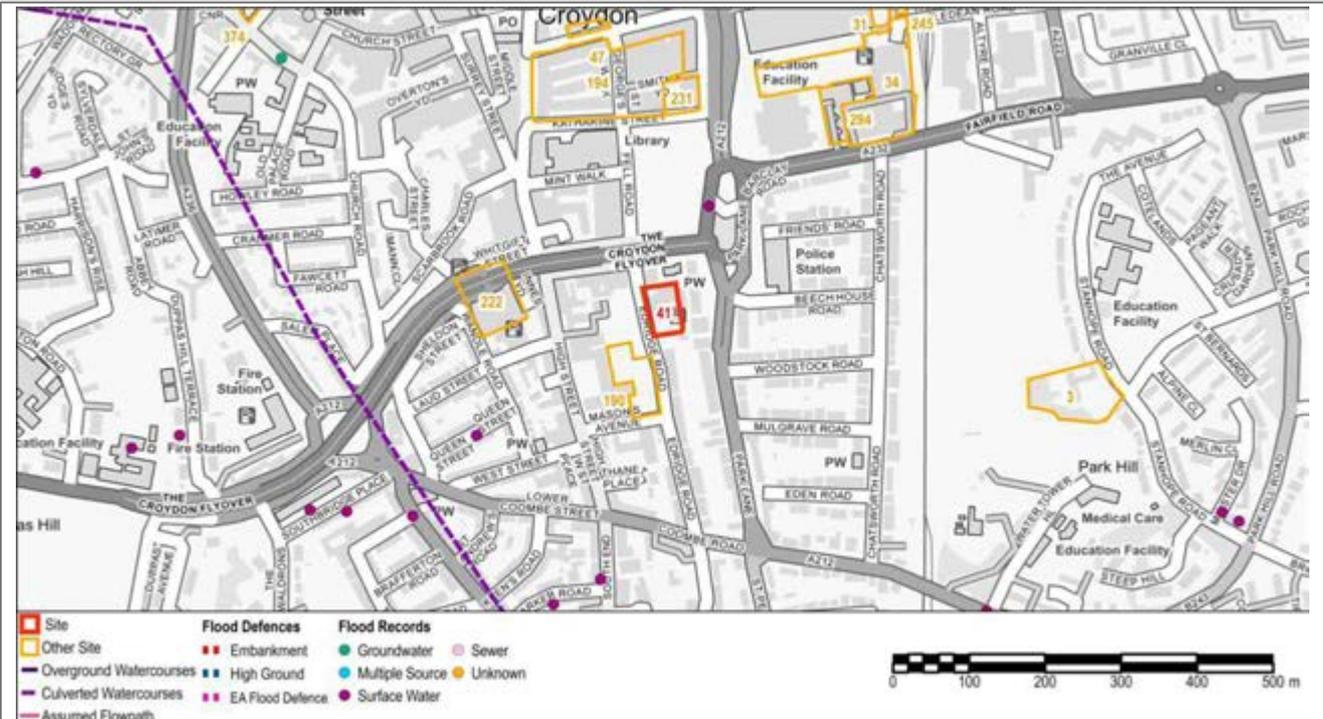
**River Flooding**

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**Site Name: Direct Line House, 3 Edridge Road**

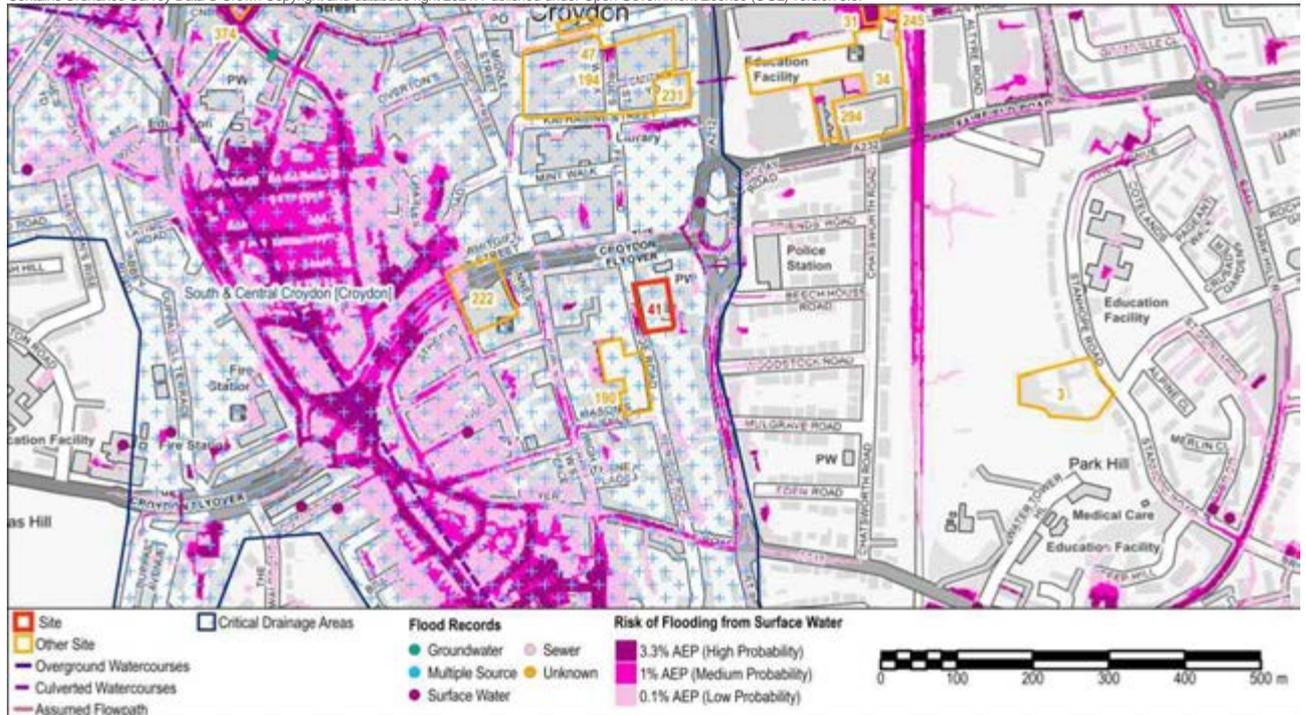


**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

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

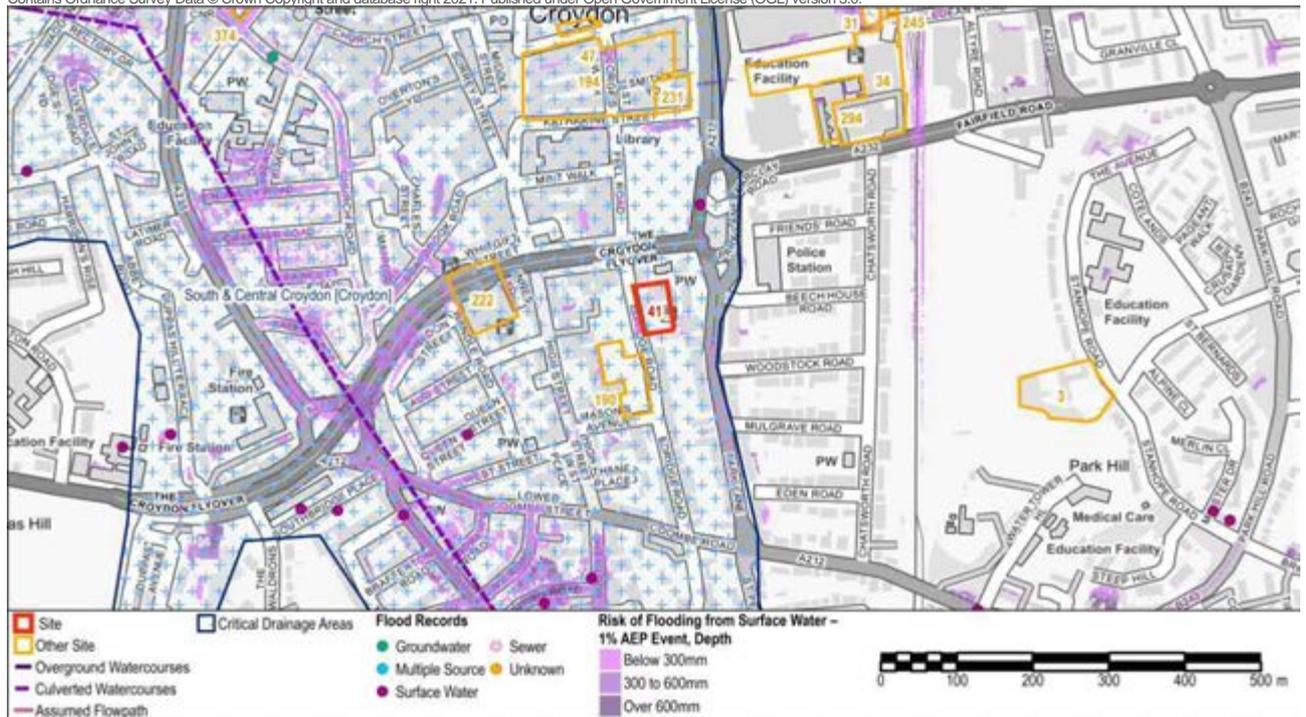
**Site Name: Direct Line House, 3 Edridge Road**

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

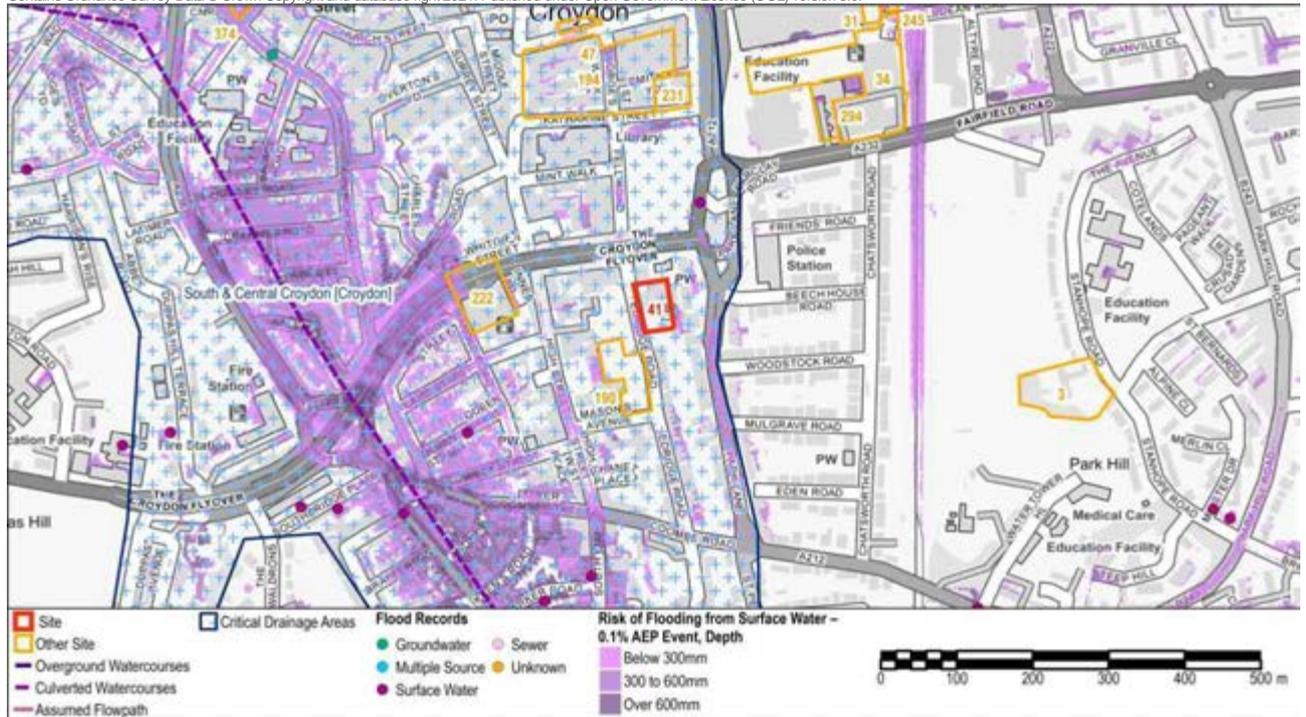
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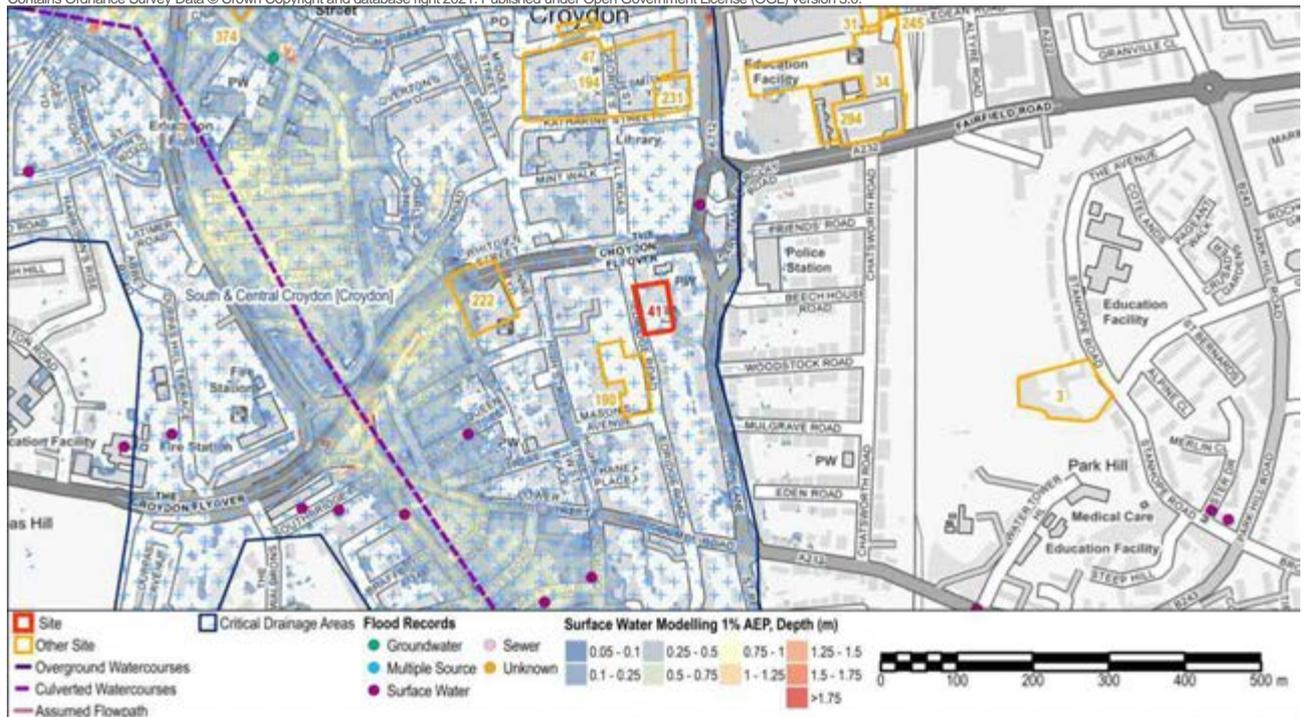
**Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth**

**Site Name: Direct Line House, 3 Edridge Road**

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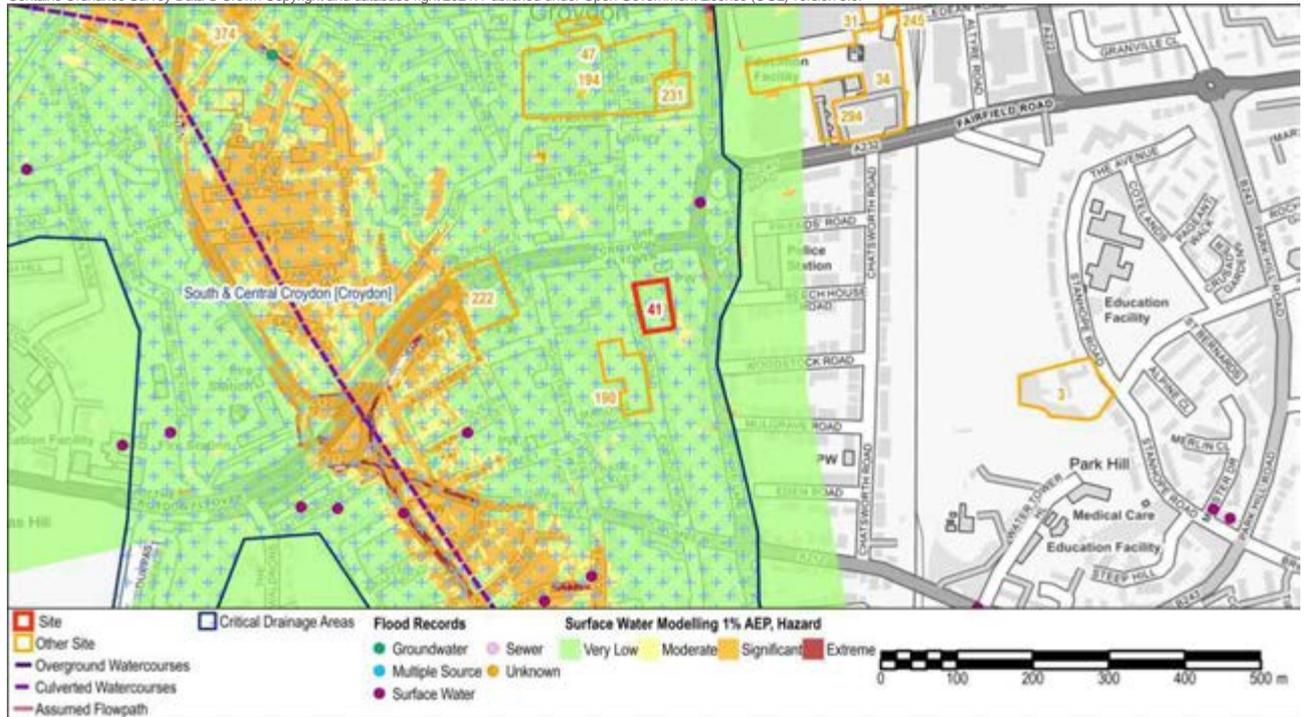


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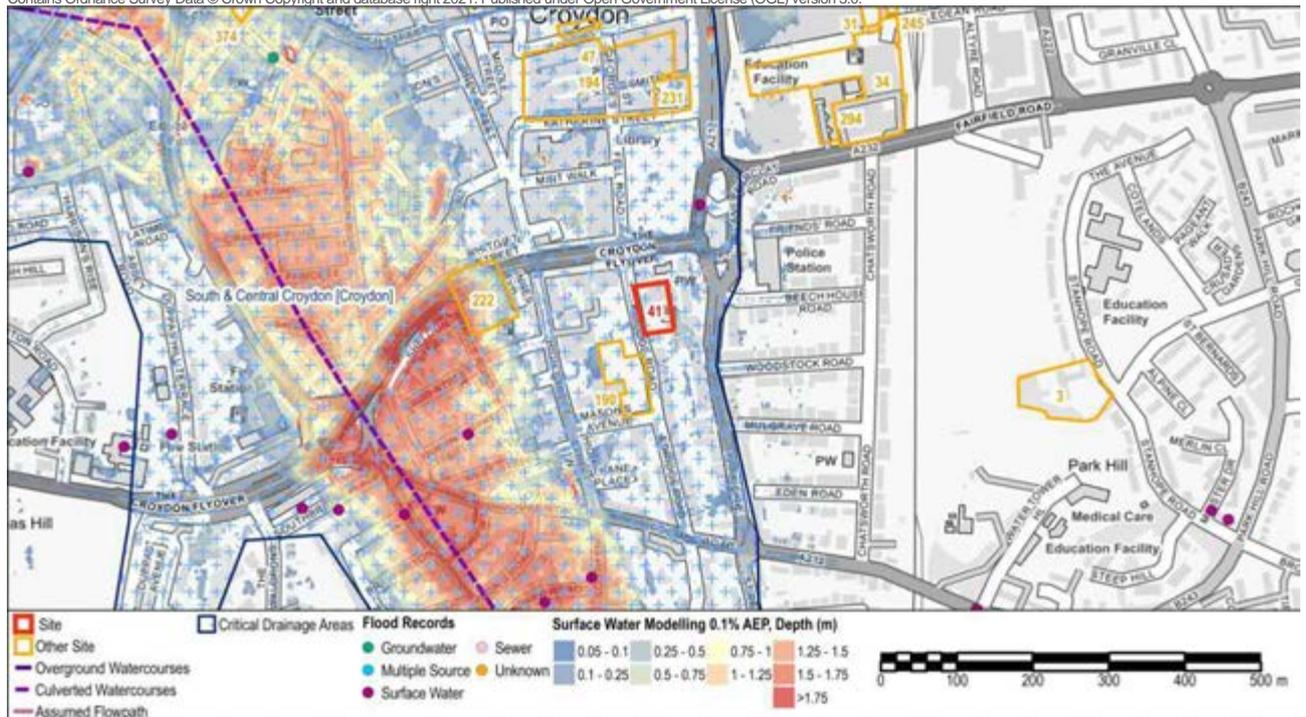
**Site Name: Direct Line House, 3 Edridge Road**

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**Figure 8 - Surface Water Modelling 1% AEP Flood Hazard**

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**Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth**

**Site Name: Direct Line House, 3 Edridge Road**

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**Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard**

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thanet Sand Formation	<b>Superficial Geology</b>	Sand And Gravel
<b>Increased Potential for Elevated Groundwater</b>		No	
<b>Susceptibility to Groundwater Flooding (BGS)</b>		Potential for groundwater flooding of property situated below ground level	

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.

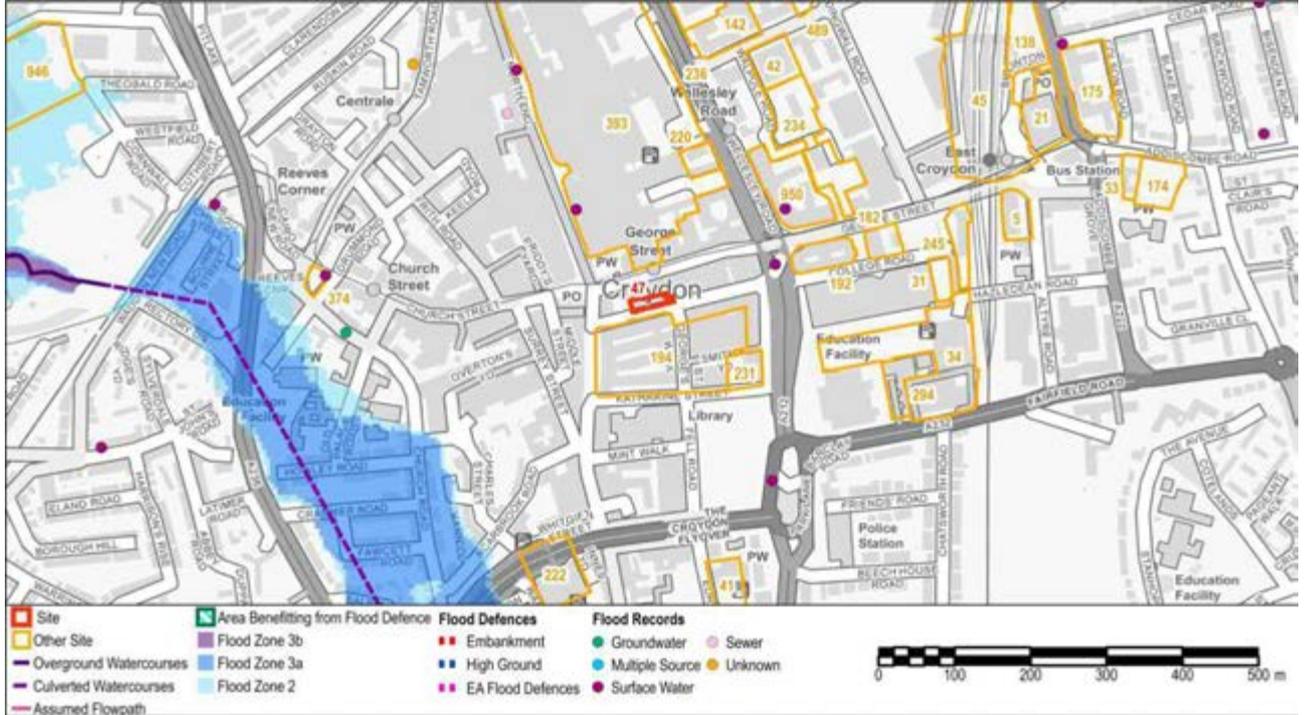
Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to 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.

<b>Site Name: 3-7 Park Street</b>			
<b>Site ID:</b>	47	<b>Area (ha):</b>	0.07
<b>Proposed Use:</b>	Mixed use residential and ground floor town centre use.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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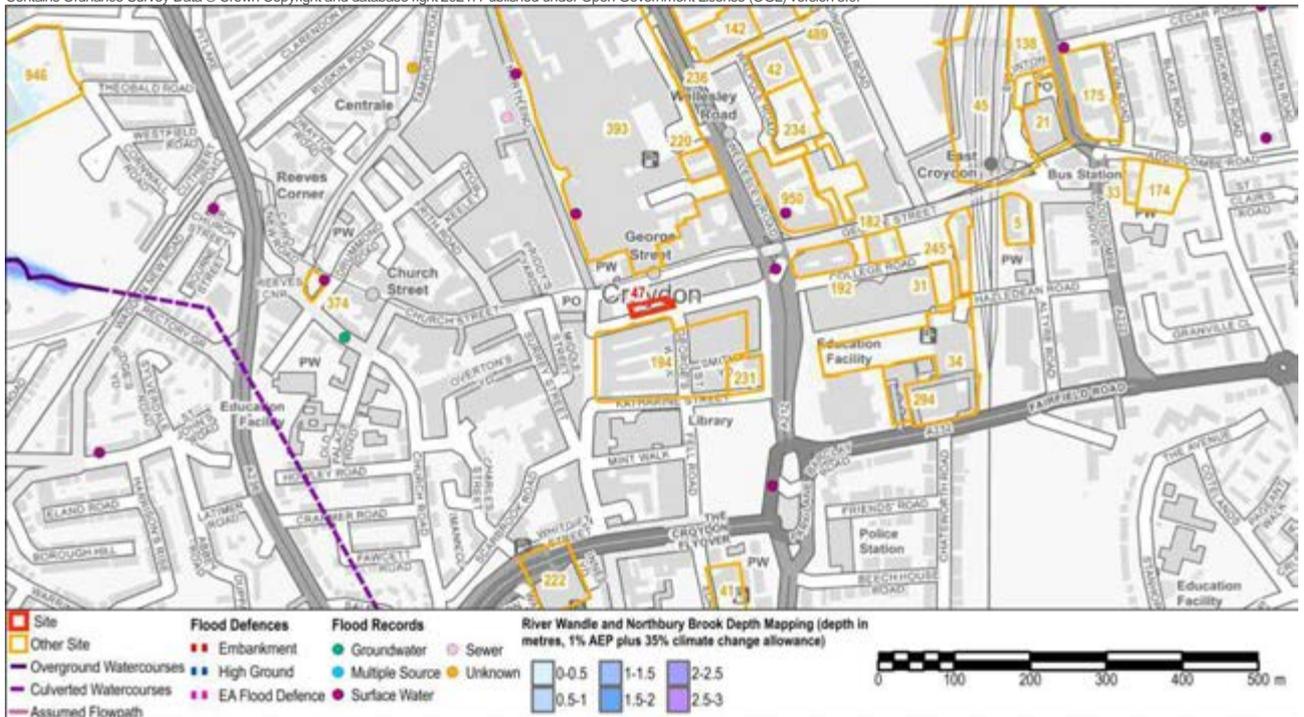


**Figure 1 - Flood Zones and Flood Records**

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

**River Flooding**

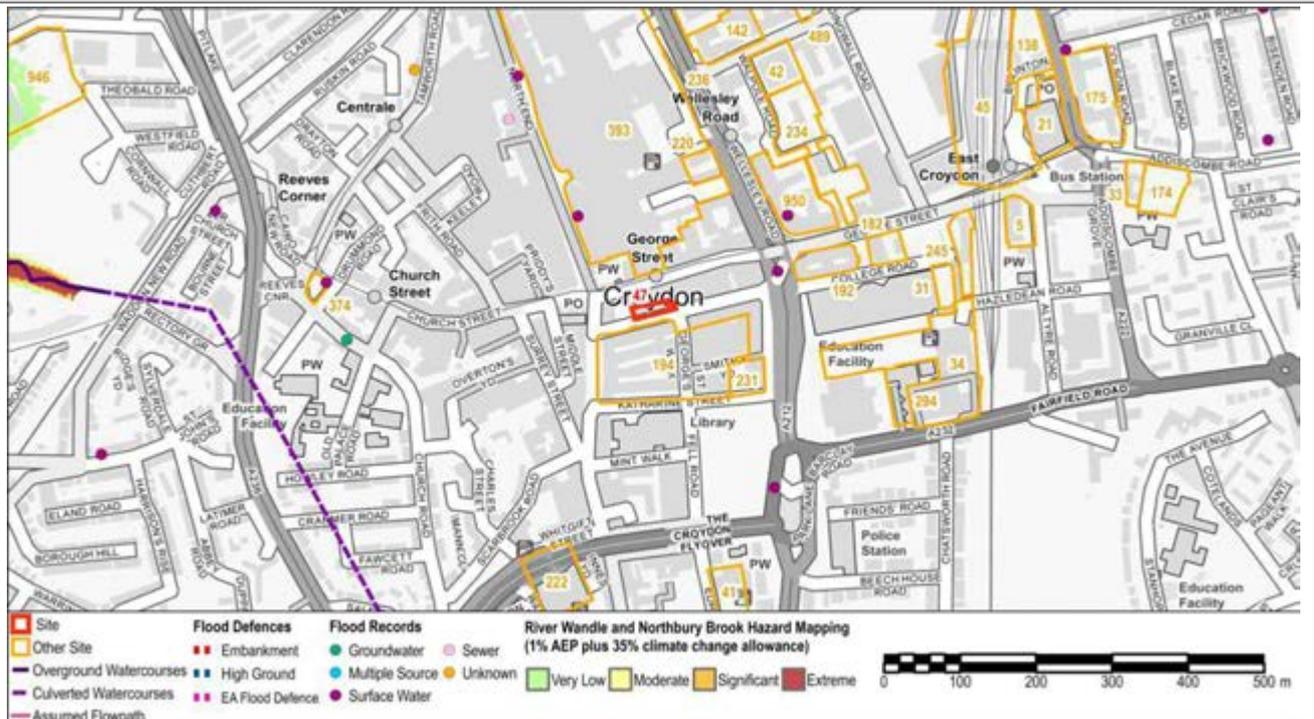
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)**

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**Site Name: 3-7 Park Street**



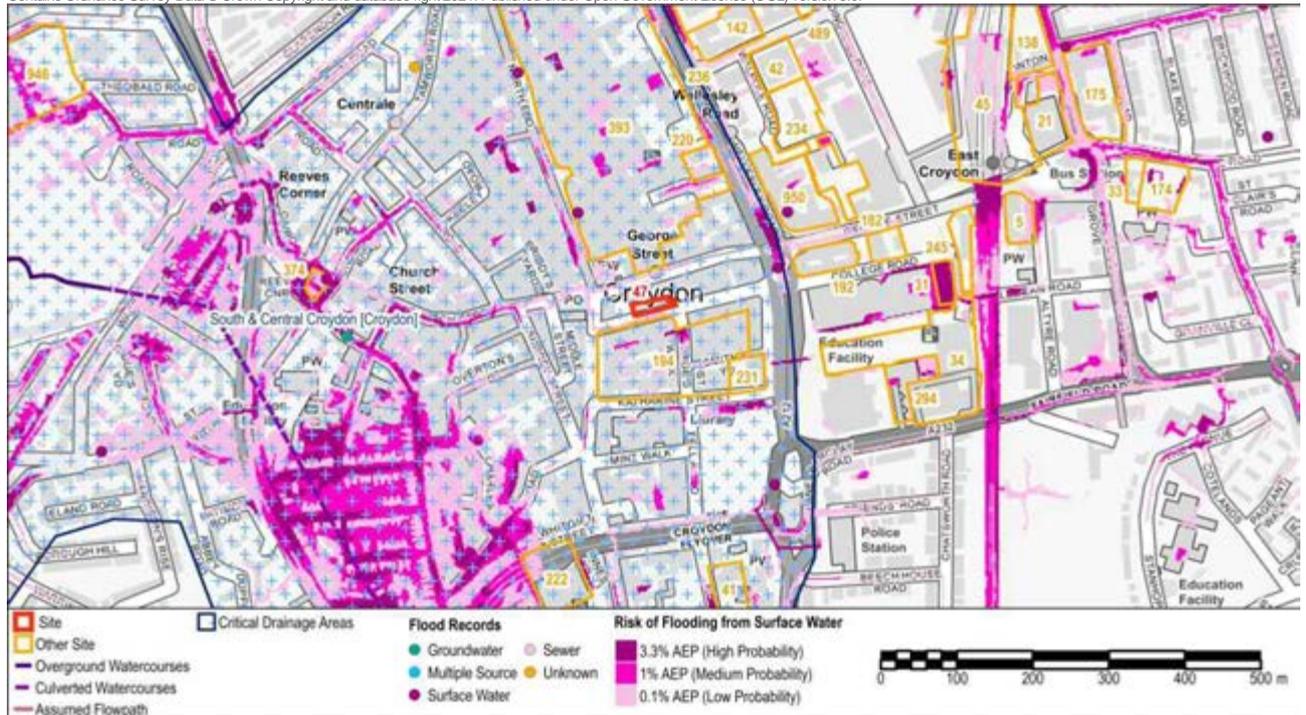
**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)**

**Surface Water Flooding**

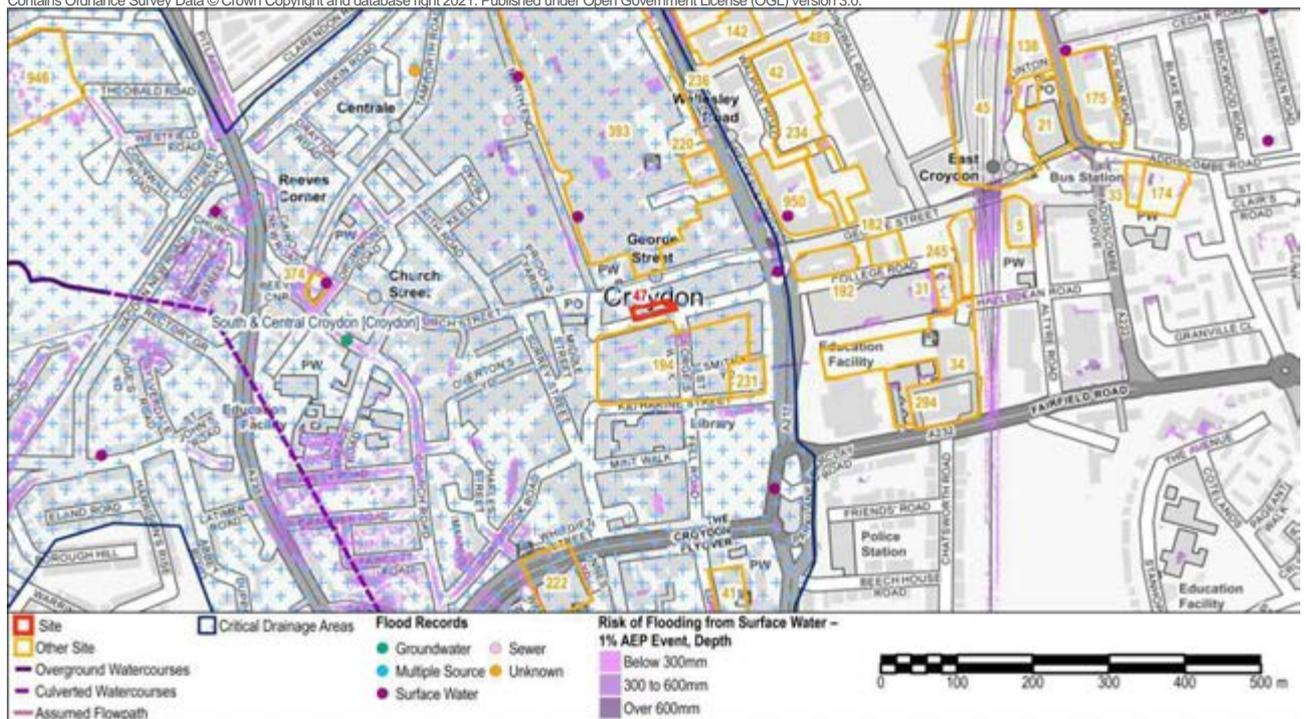
<b>Critical Drainage Area</b>	Group8_042 - South & Central Croydon [Croydon]
<b>Drainage Catchment</b>	DC39

**Site Name: 3-7 Park Street**

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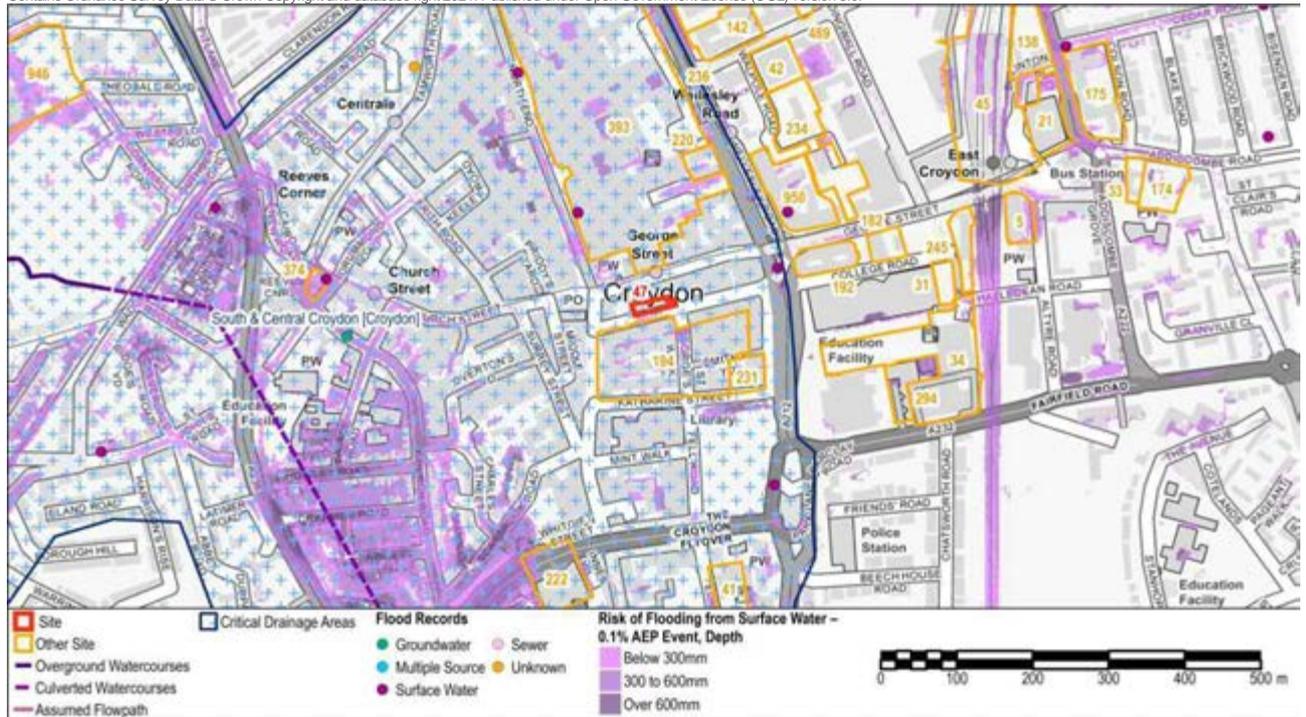


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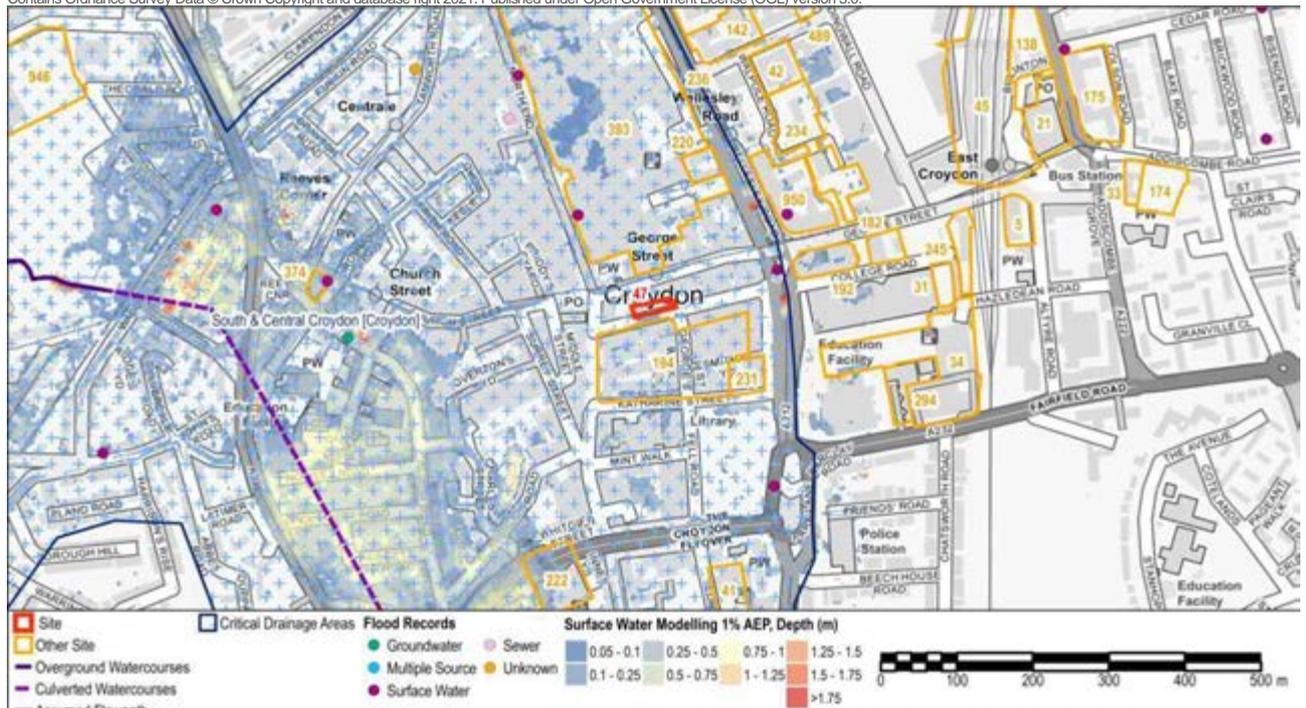
**Site Name: 3-7 Park Street**

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

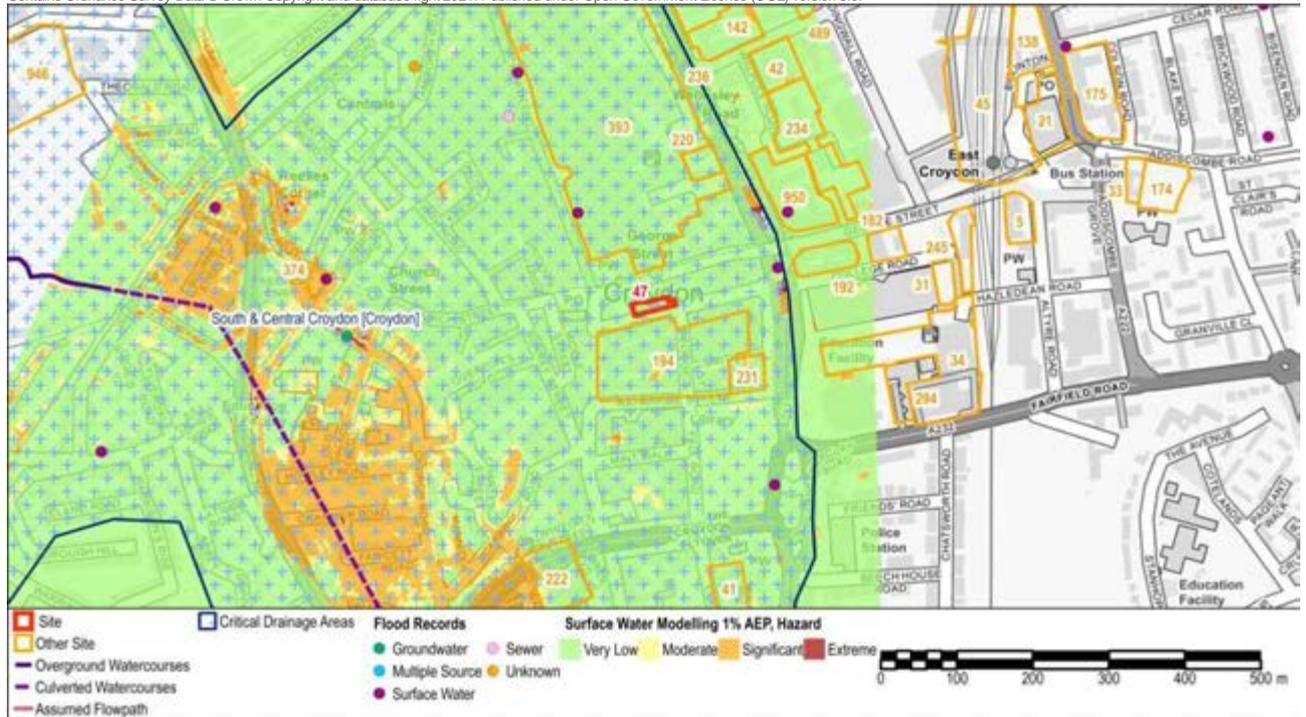
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**Figure 7 - Surface Water Modelling 1% AEP Flood Depth**

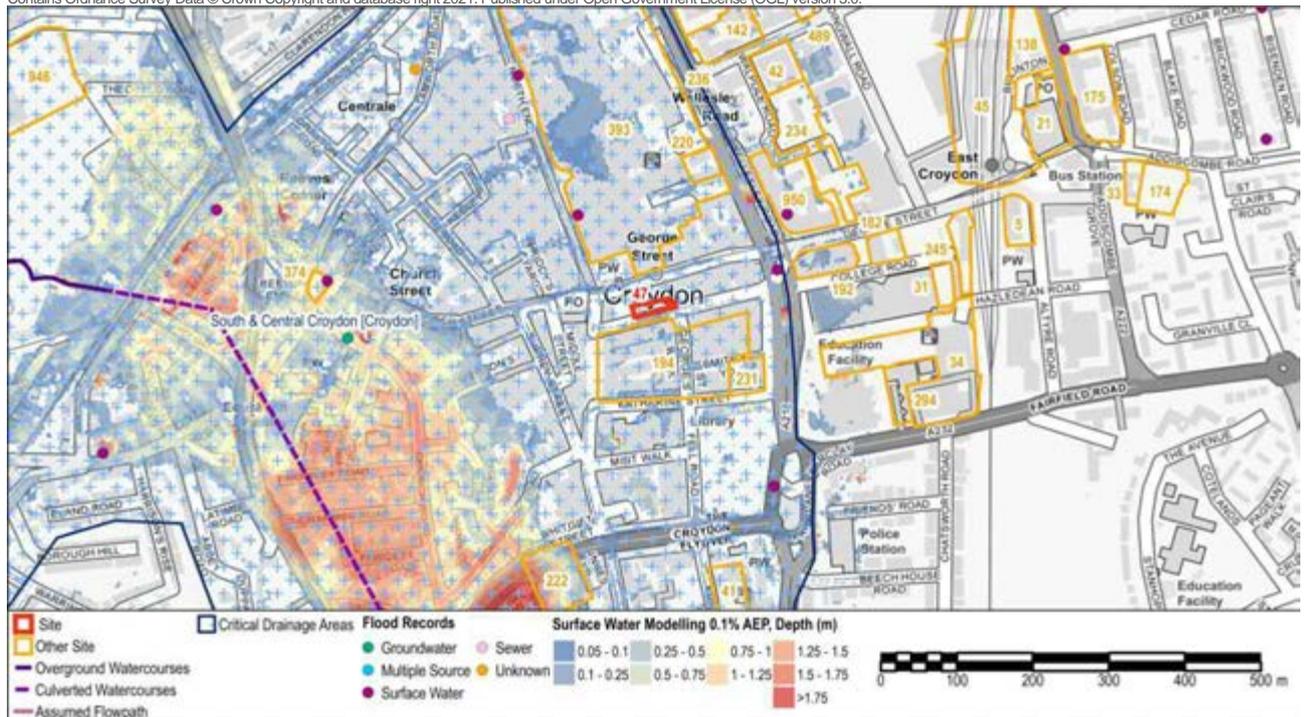
**Site Name: 3-7 Park Street**

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**Figure 8 - Surface Water Modelling 1% AEP Flood Hazard**

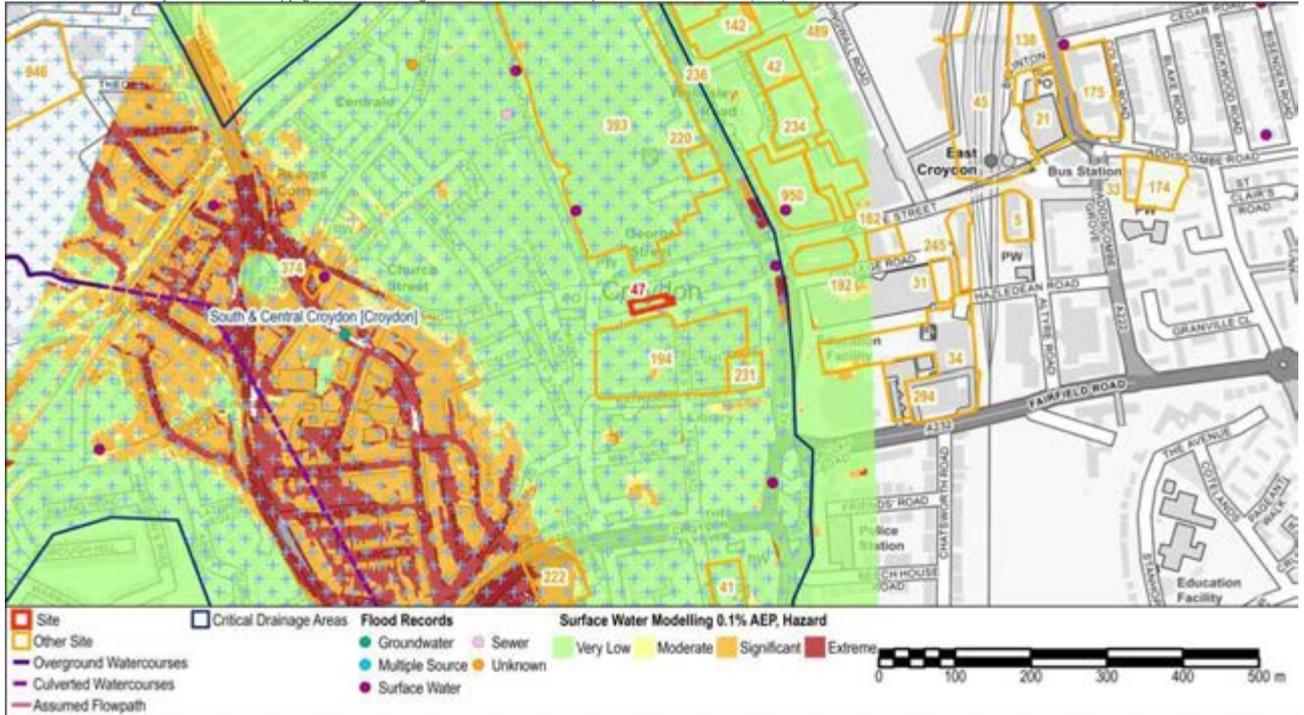
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**Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth**

**Site Name: 3-7 Park Street**

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**Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard**

**Groundwater Flooding**

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

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.

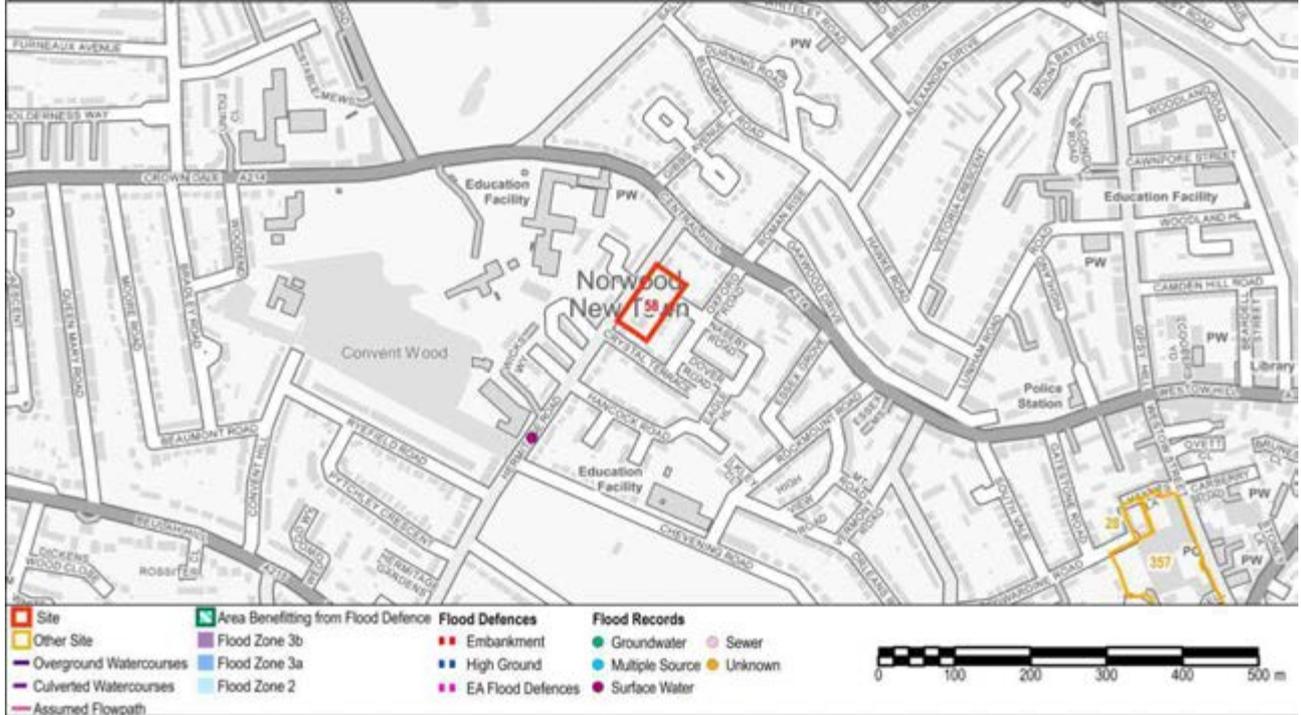
Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to 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.

<b>Site Name: 140 &amp; 140a Hermitage Road</b>			
<b>Site ID:</b>	58	<b>Area (ha):</b>	0.43
<b>Proposed Use:</b>	Residential development.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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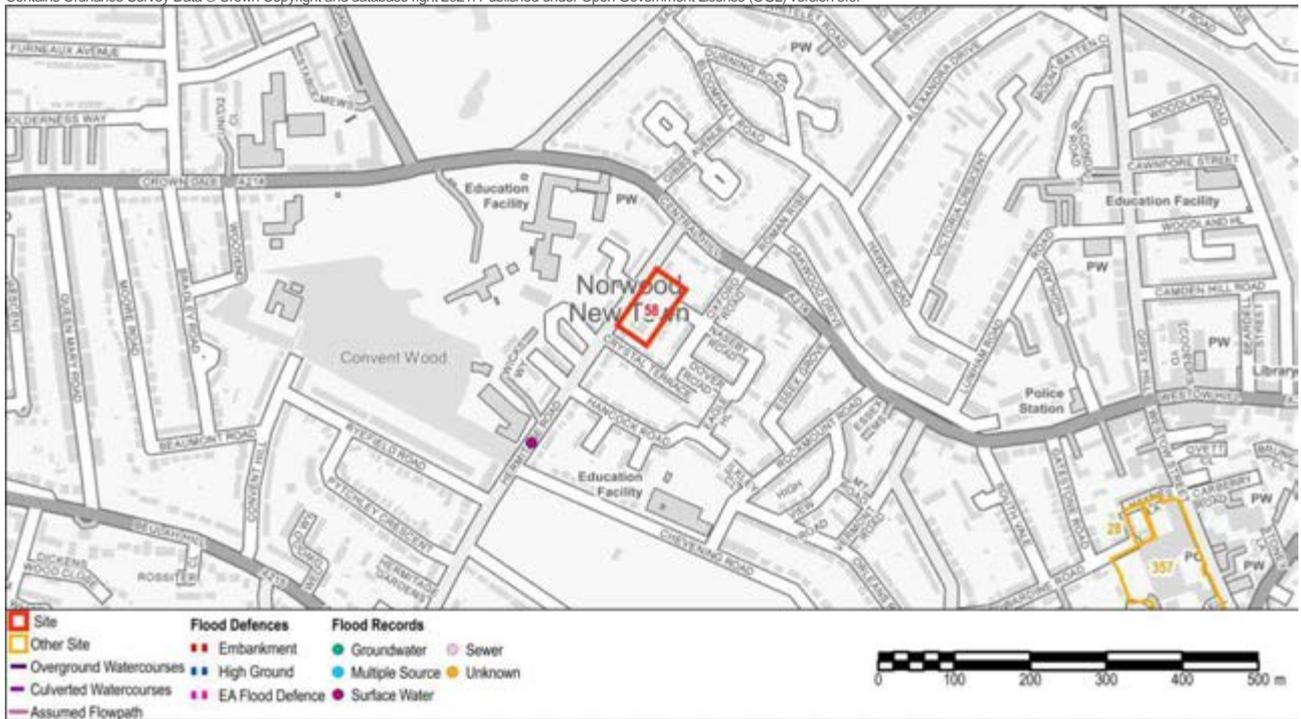


**Figure 1 - Flood Zones and Flood Records**

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

**River Flooding**

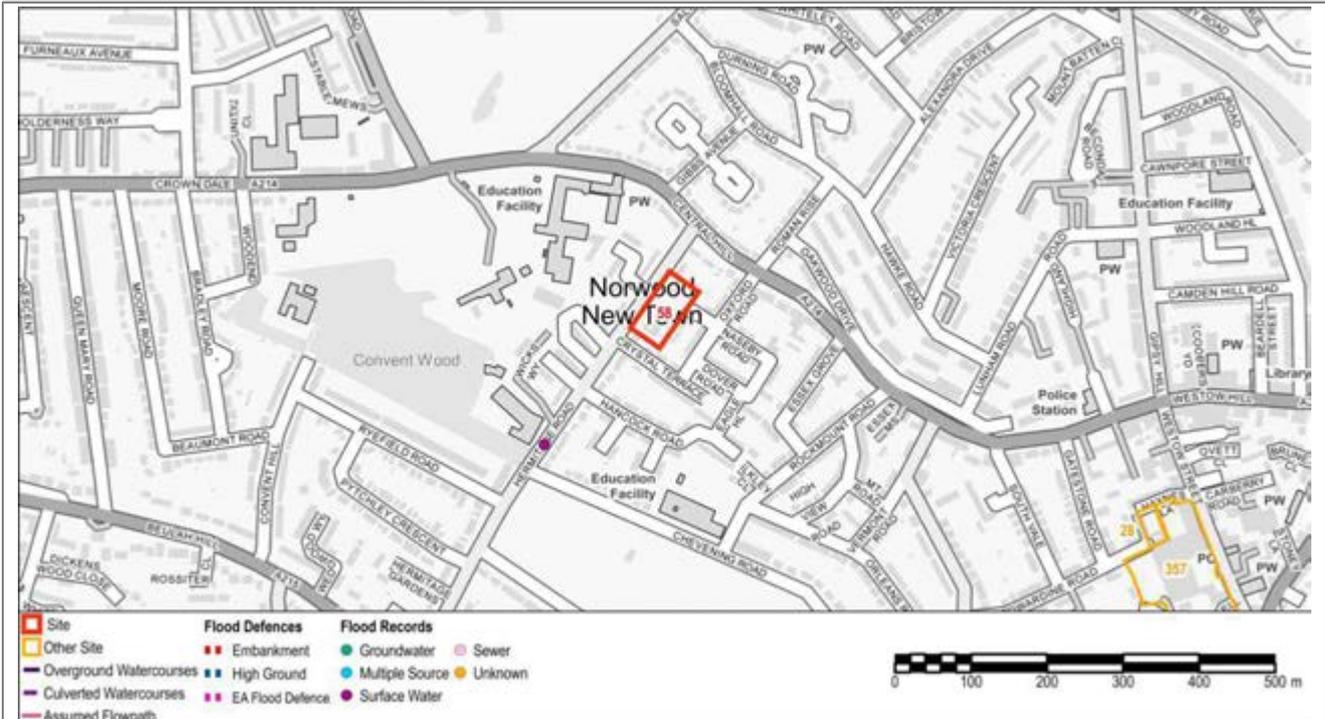
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

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**Site Name: 140 & 140a Hermitage Road**

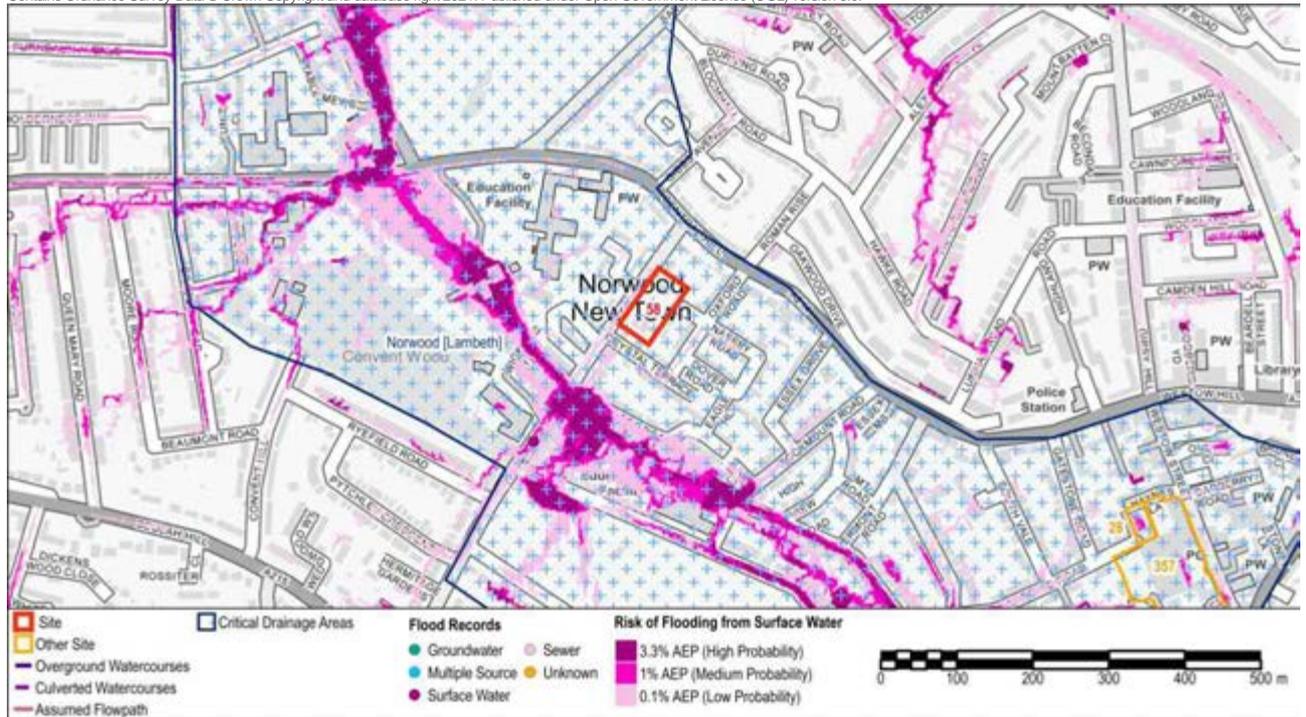


**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

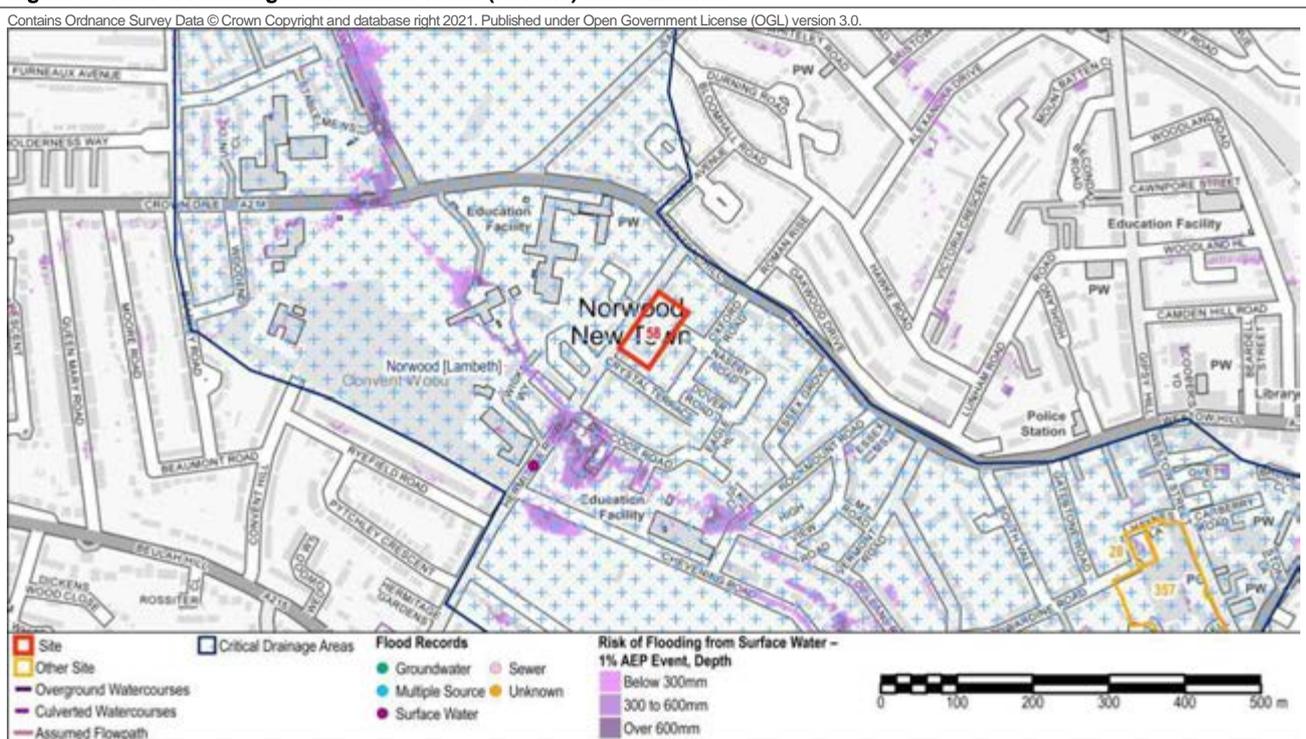
Surface Water Flooding	
Critical Drainage Area	Group7_030 - Norwood [Lambeth]
Drainage Catchment	DC20

**Site Name: 140 & 140a Hermitage Road**

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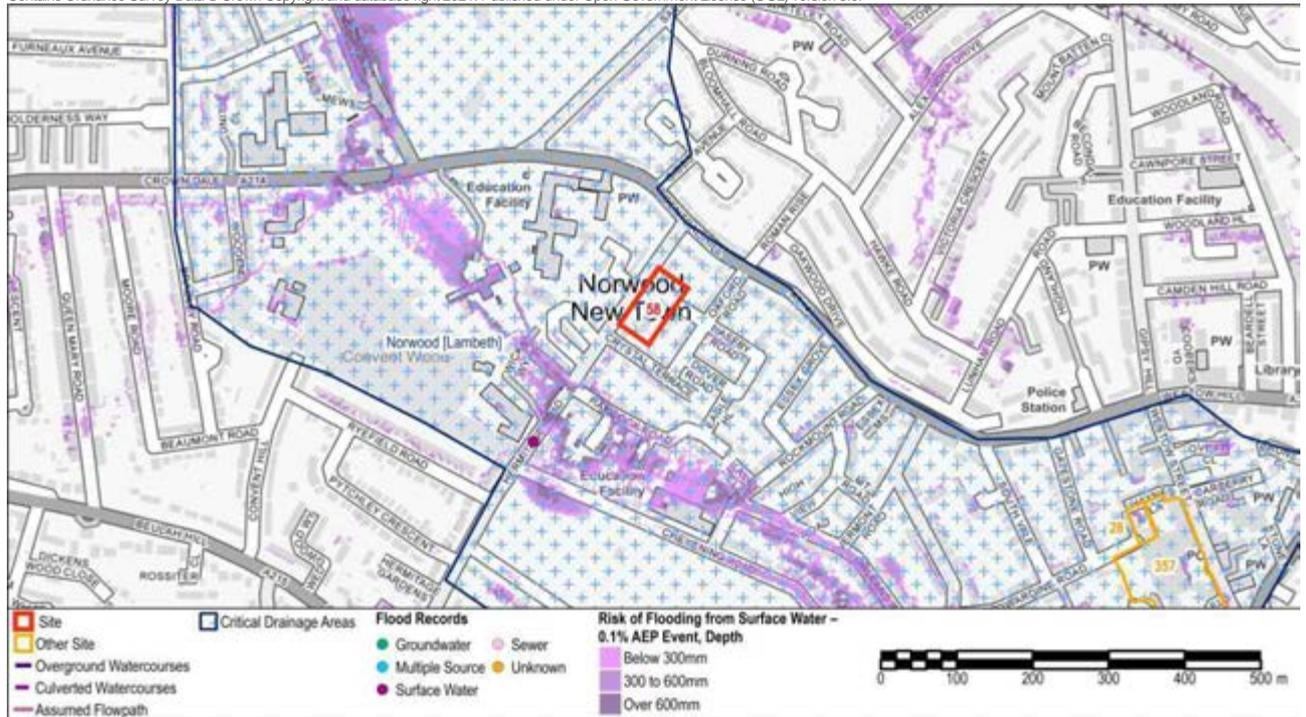


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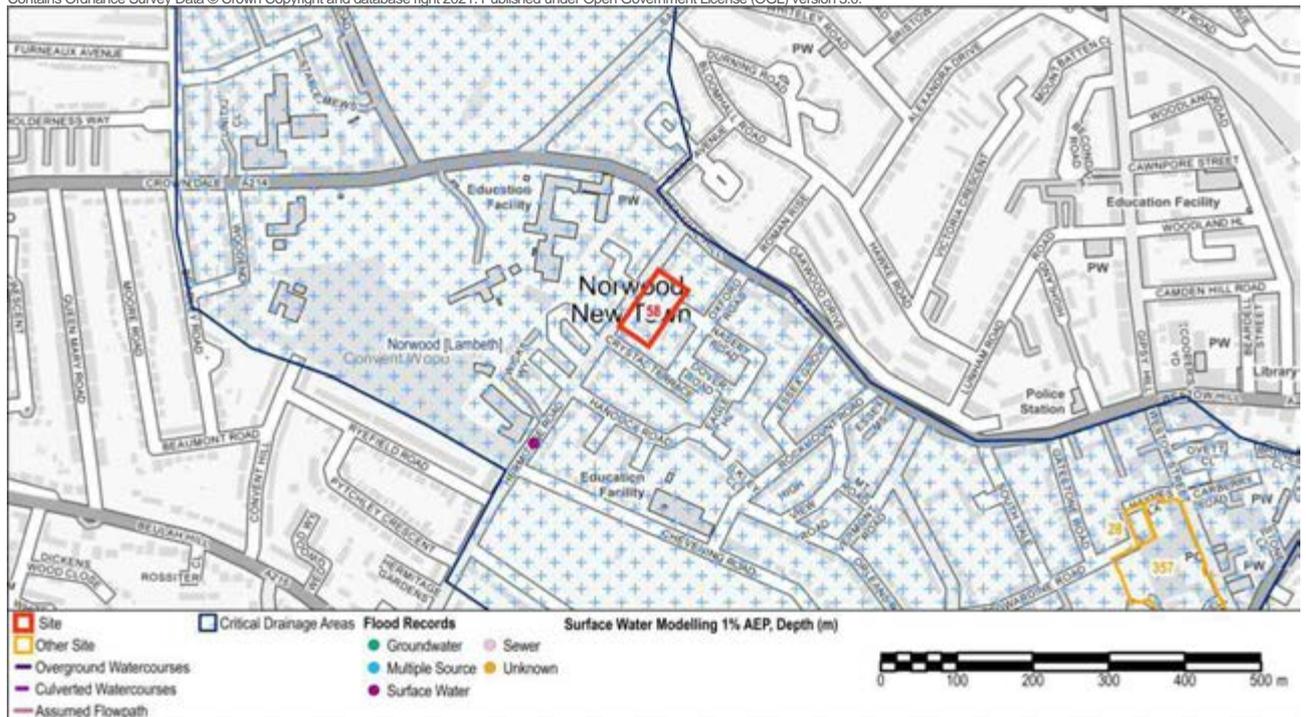
**Site Name: 140 & 140a Hermitage Road**

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

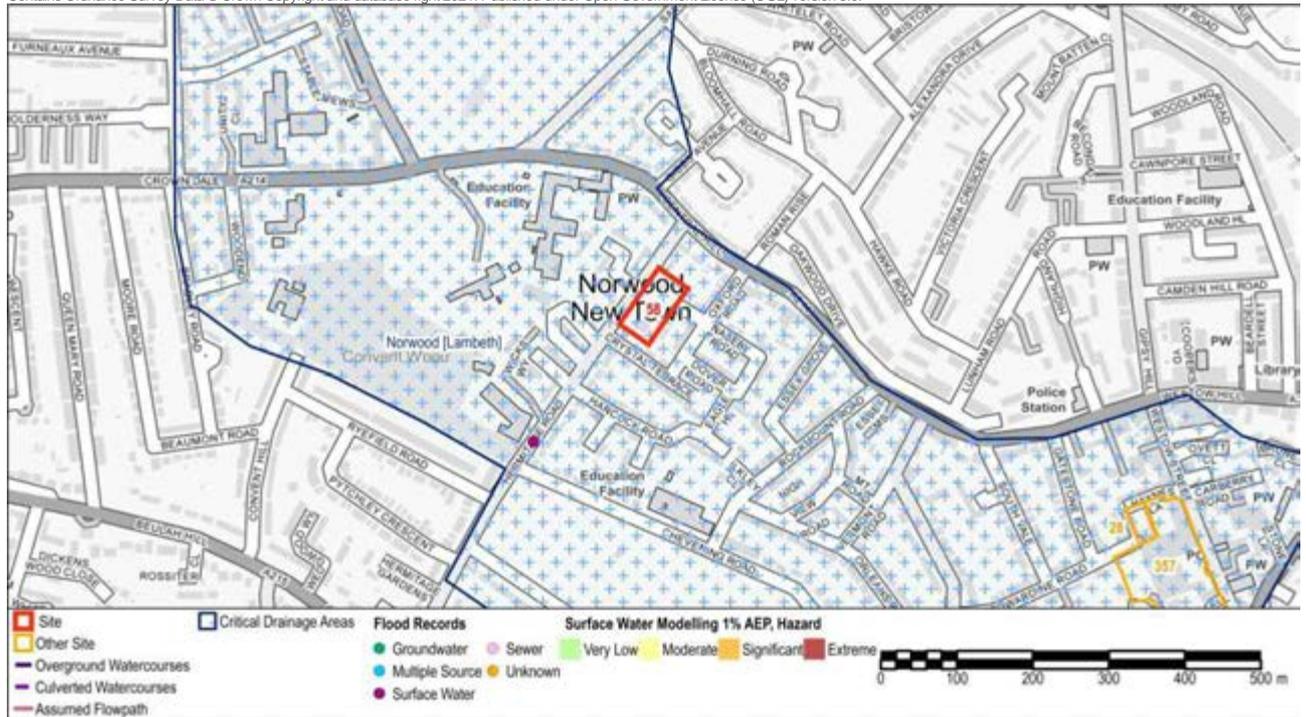
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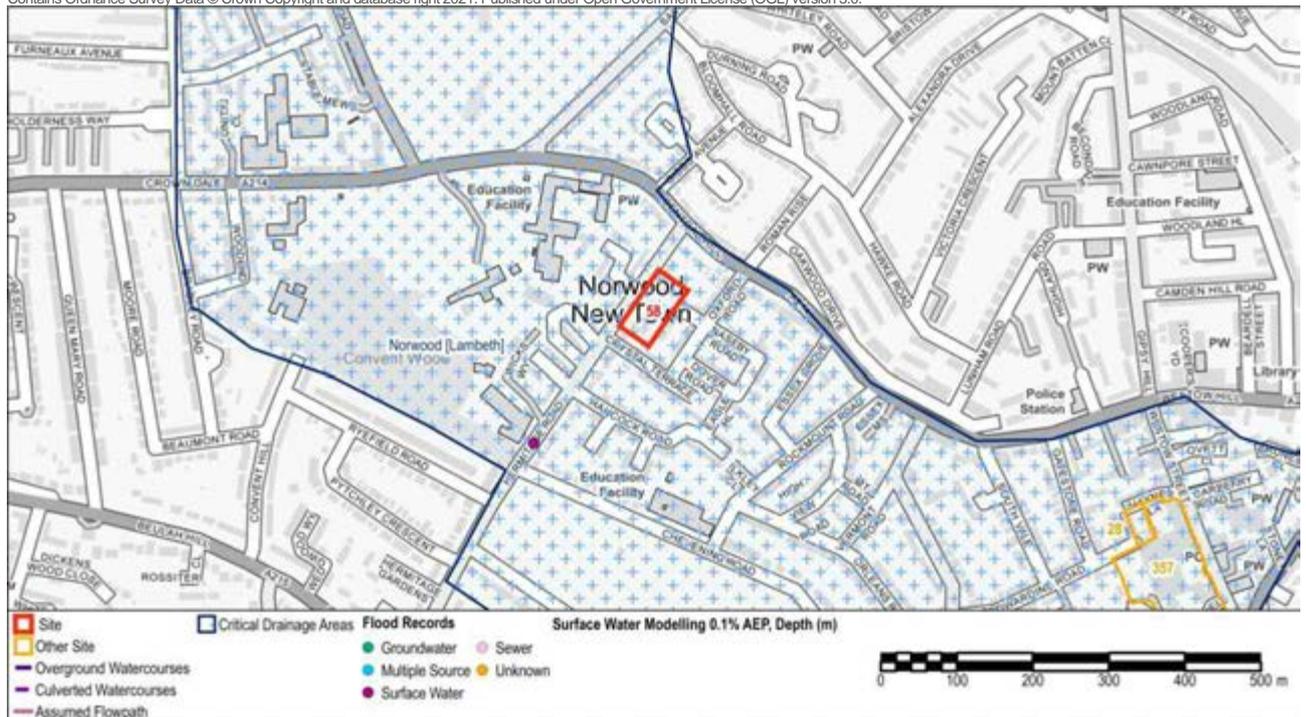
**Figure 7 - Surface Water Modelling 1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

**Site Name: 140 & 140a Hermitage Road**

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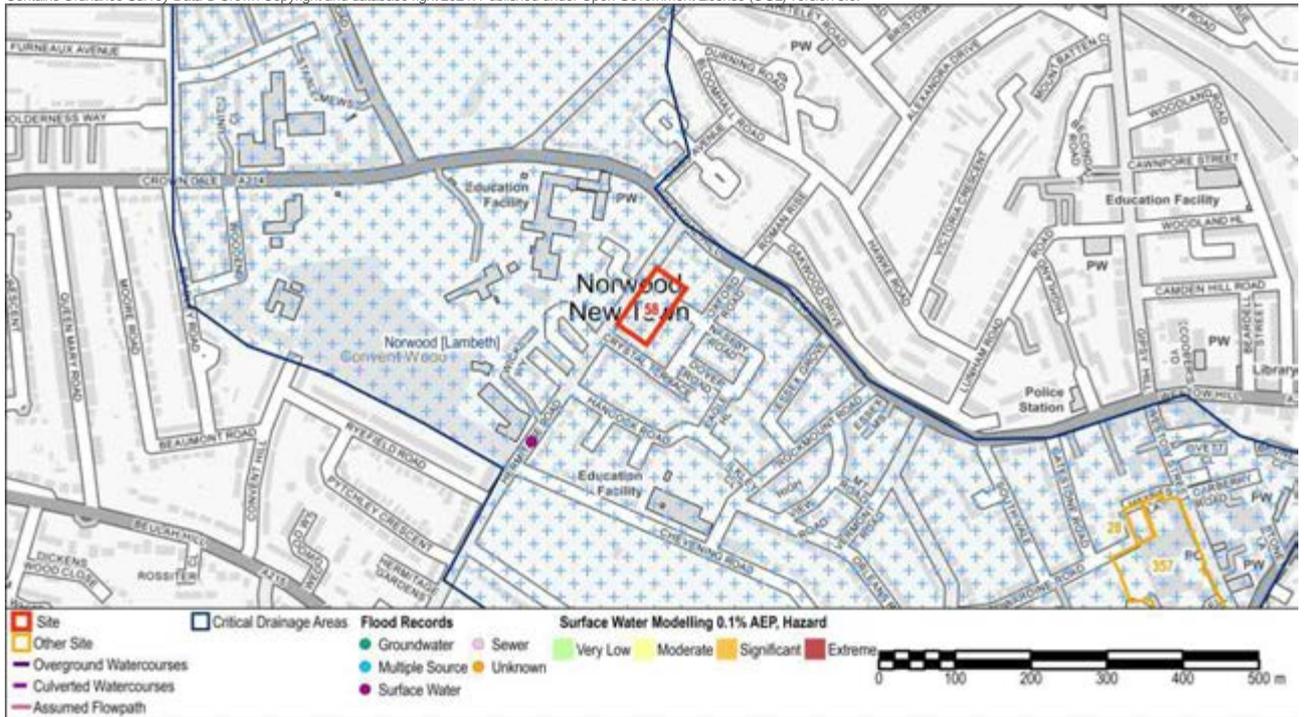


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**Site Name: 140 & 140a Hermitage Road**

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

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thames Group	<b>Superficial Geology</b>	-
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	None		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**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 are records of surface water flooding in proximity to the site and it is located within the Norwood Critical Drainage Area.

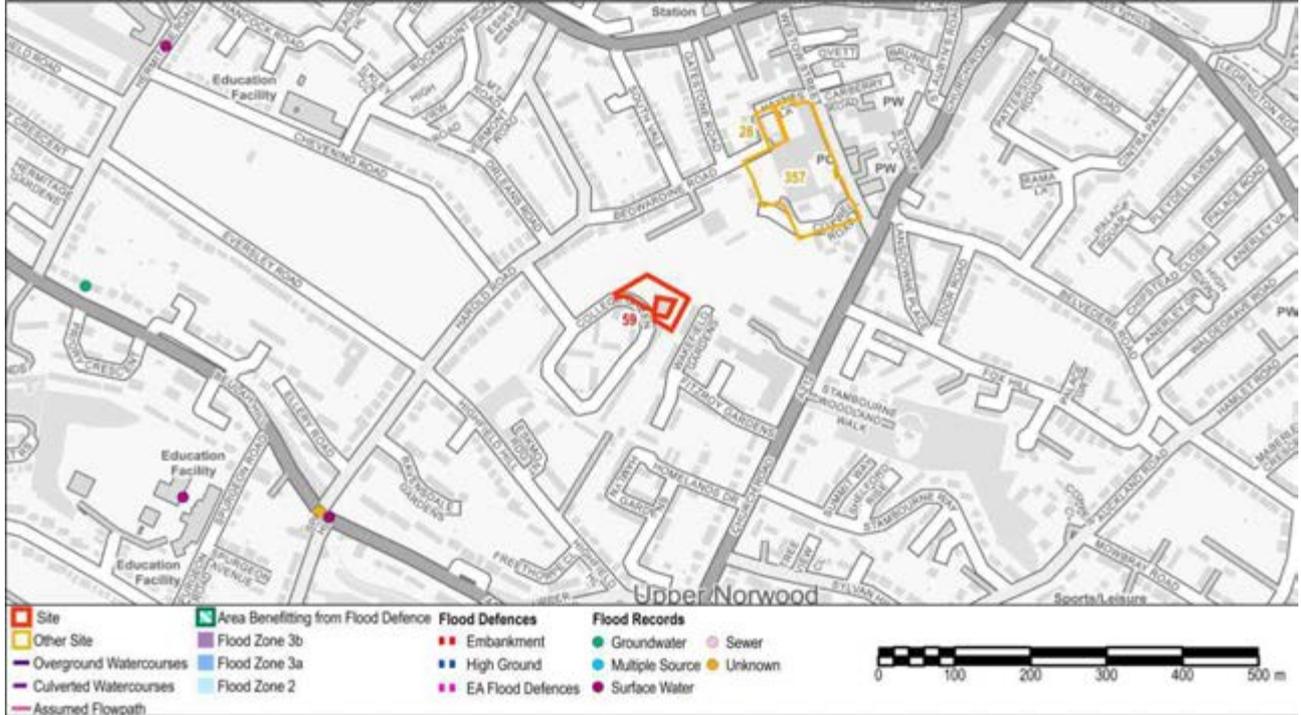
**Site Specific Recommendations**

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.

<b>Site Name: Garages at rear of 96 College Green and land at Westow Park, Upper Norwood</b>			
<b>Site ID:</b>	59	<b>Area (ha):</b>	0.27
<b>Proposed Use:</b>	Residential development.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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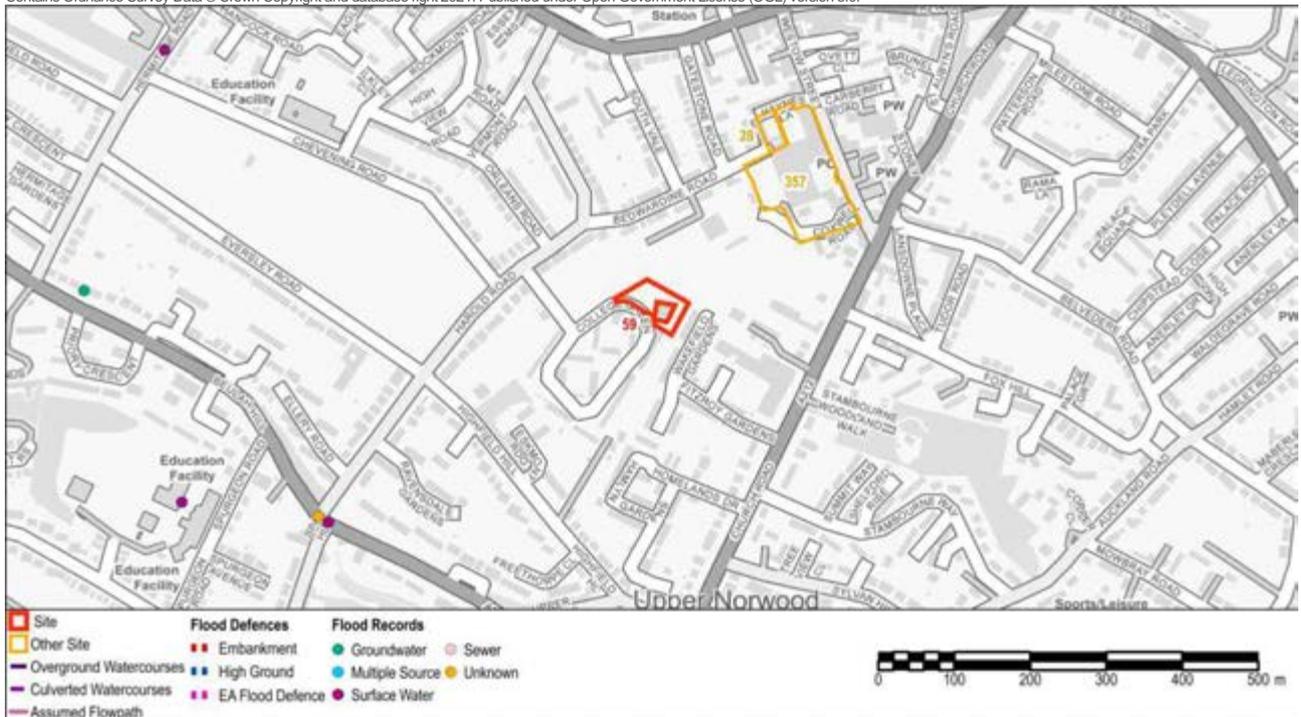


**Figure 1 - Flood Zones and Flood Records**

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

**River Flooding**

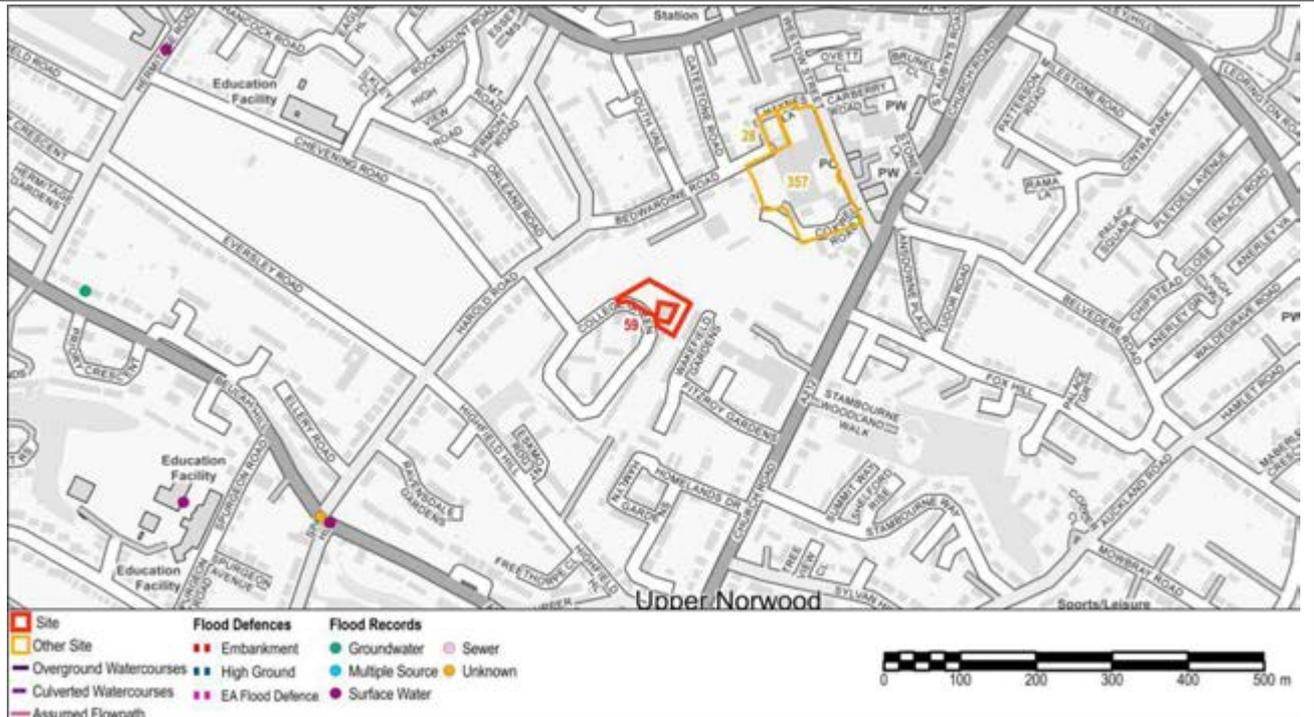
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

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



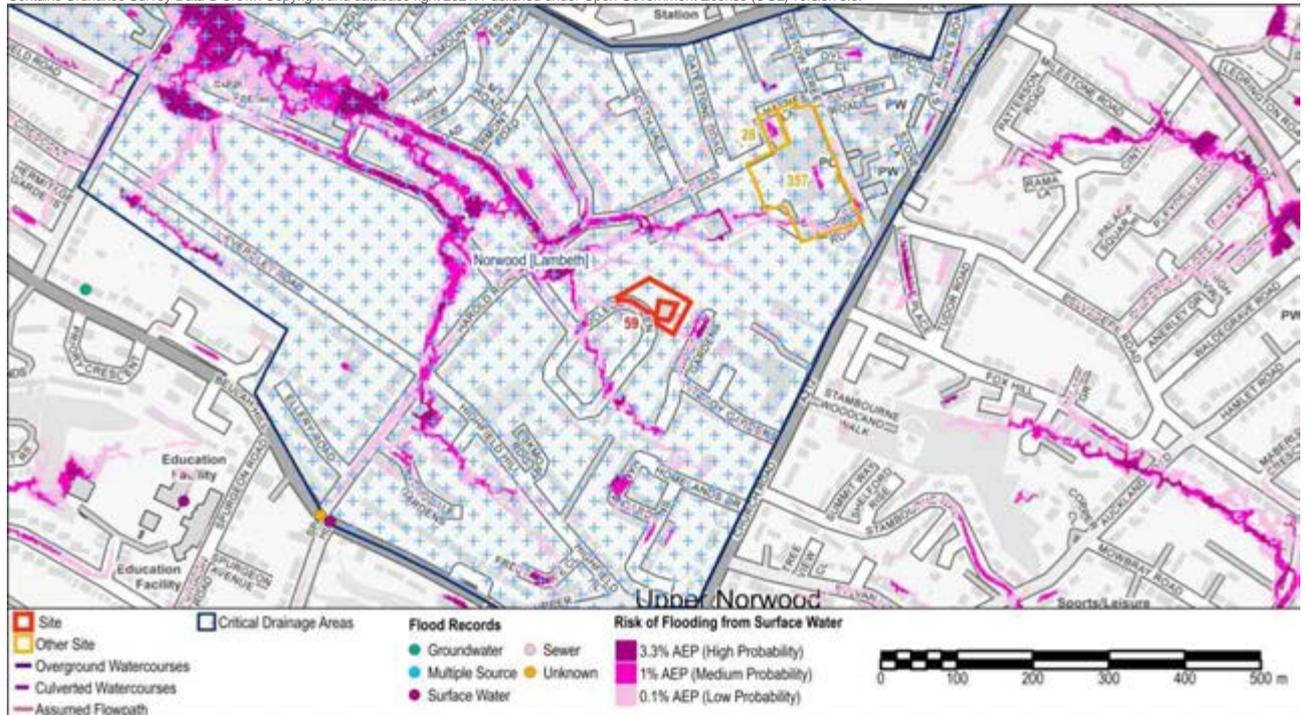
**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

**Surface Water Flooding**

<b>Critical Drainage Area</b>	Group7_030 - Norwood [Lambeth]
<b>Drainage Catchment</b>	DC20

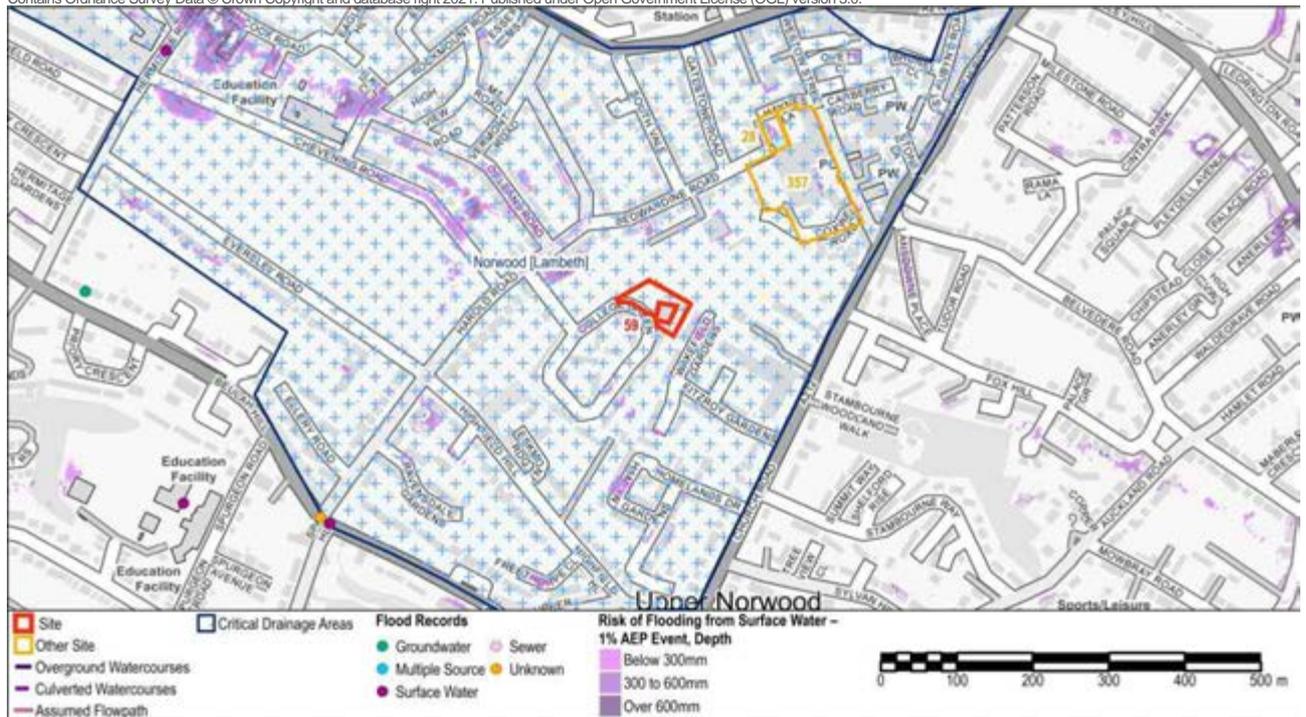
**Site Name: Garages at rear of 96 College Green and land at Westow Park, Upper Norwood**

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

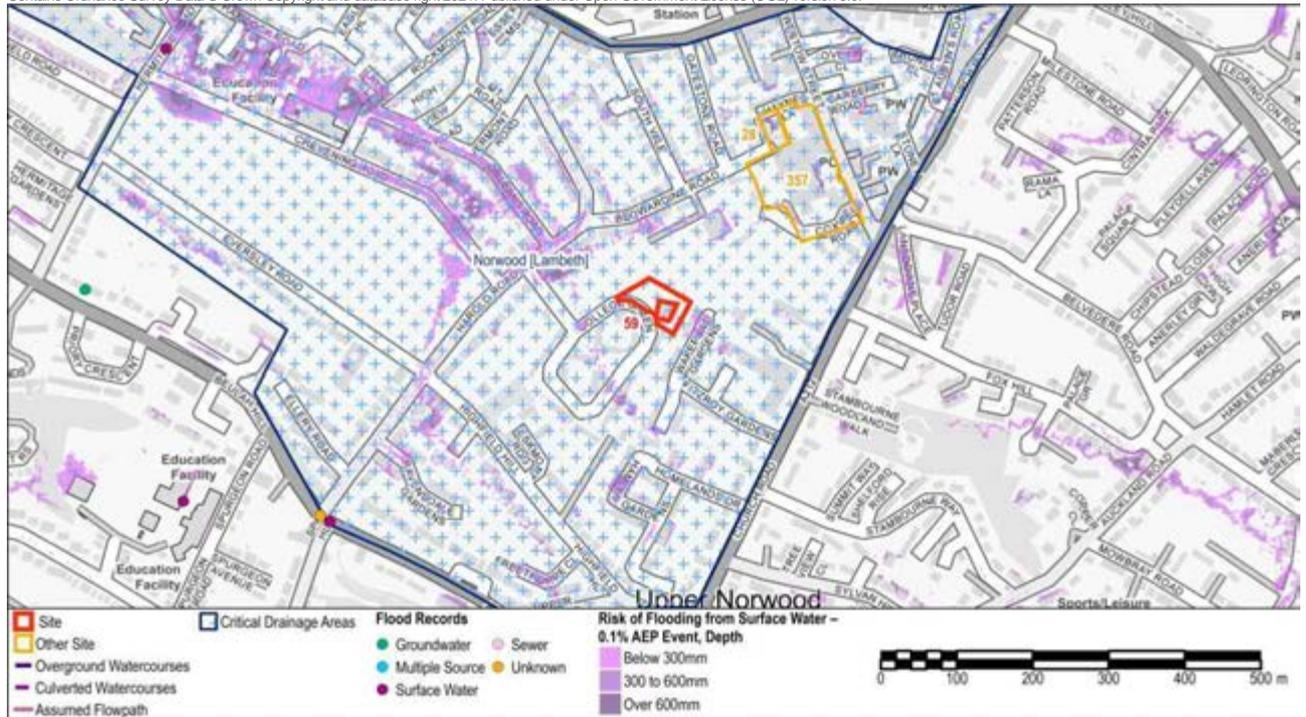
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**Figure 5 - Risk of Flooding from Surface Water (RoFSW) 1% AEP Flood Depth**

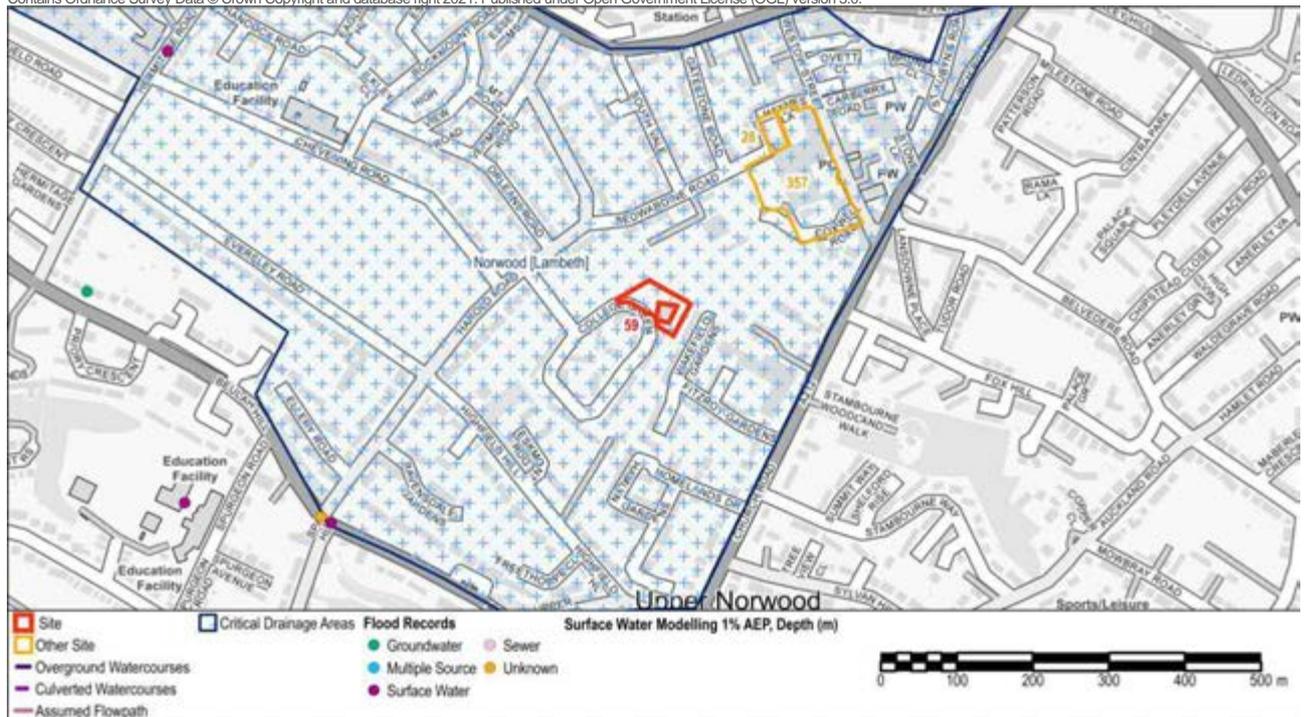
**Site Name: Garages at rear of 96 College Green and land at Westow Park, Upper Norwood**

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

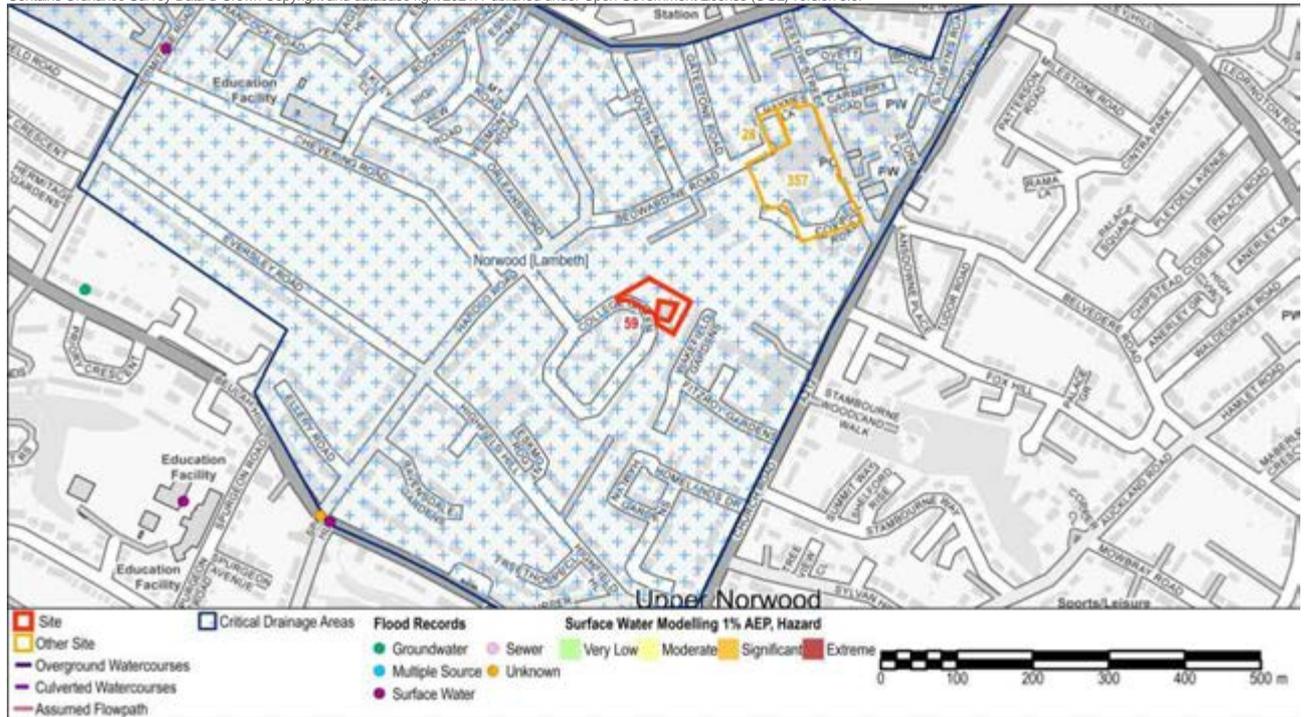
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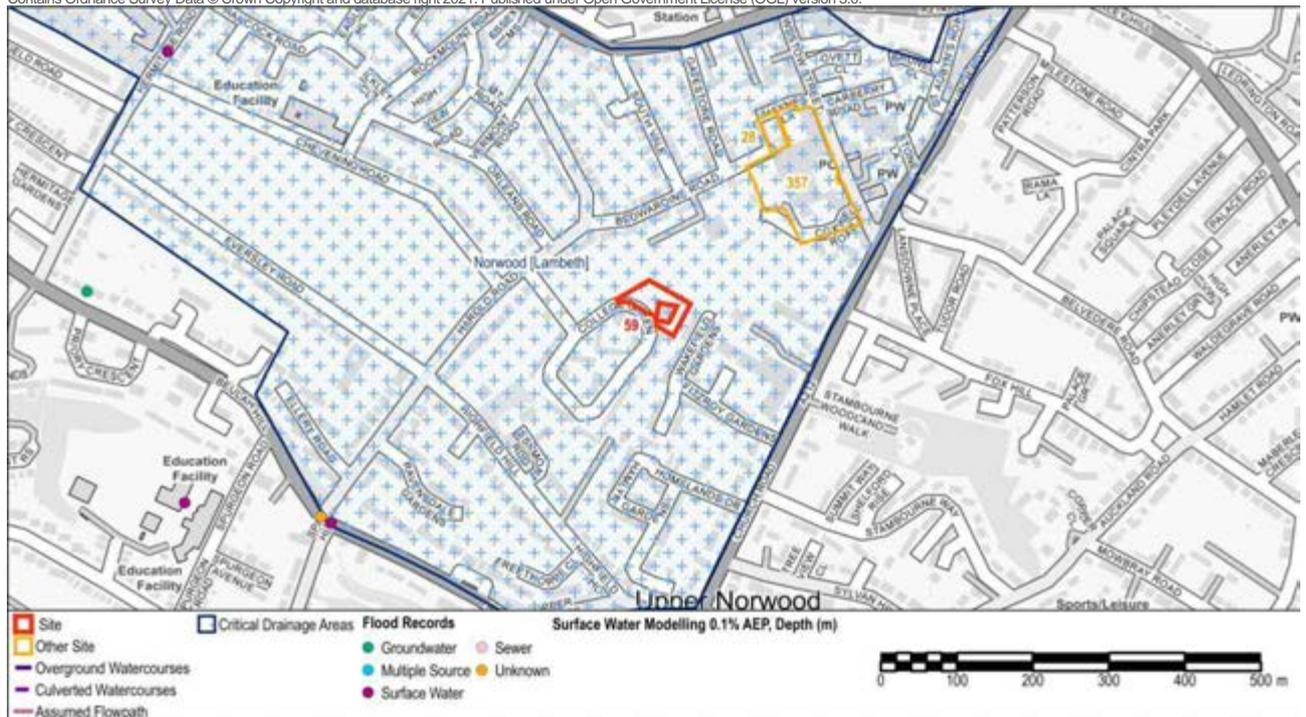
**Figure 7 - Surface Water Modelling 1% AEP Flood Depth** Please note: Data does not extend to the extent of this figure.

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

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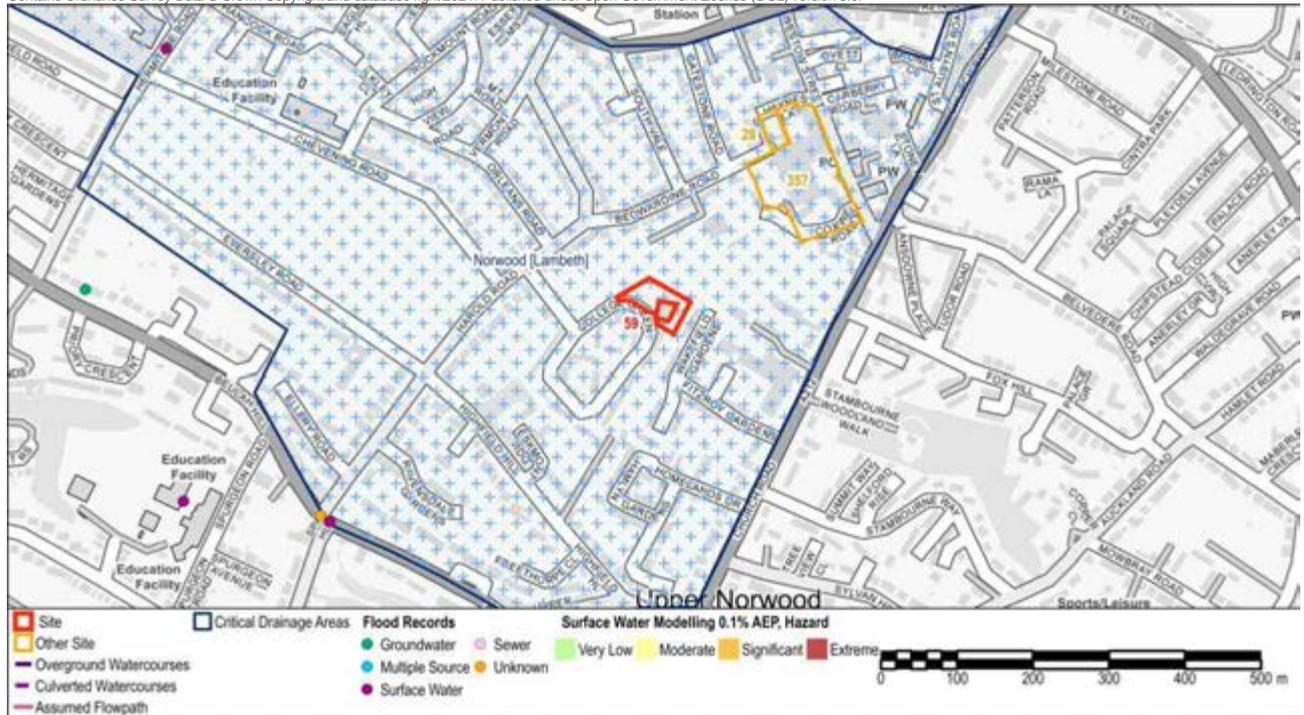


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**Site Name: Garages at rear of 96 College Green and land at Westow Park, Upper Norwood**

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

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thames Group	<b>Superficial Geology</b>	-
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	Limited potential for groundwater flooding to occur		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**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 are records of surface water flooding in proximity to the site and it is located within the Norwood Critical Drainage Area (CDA).

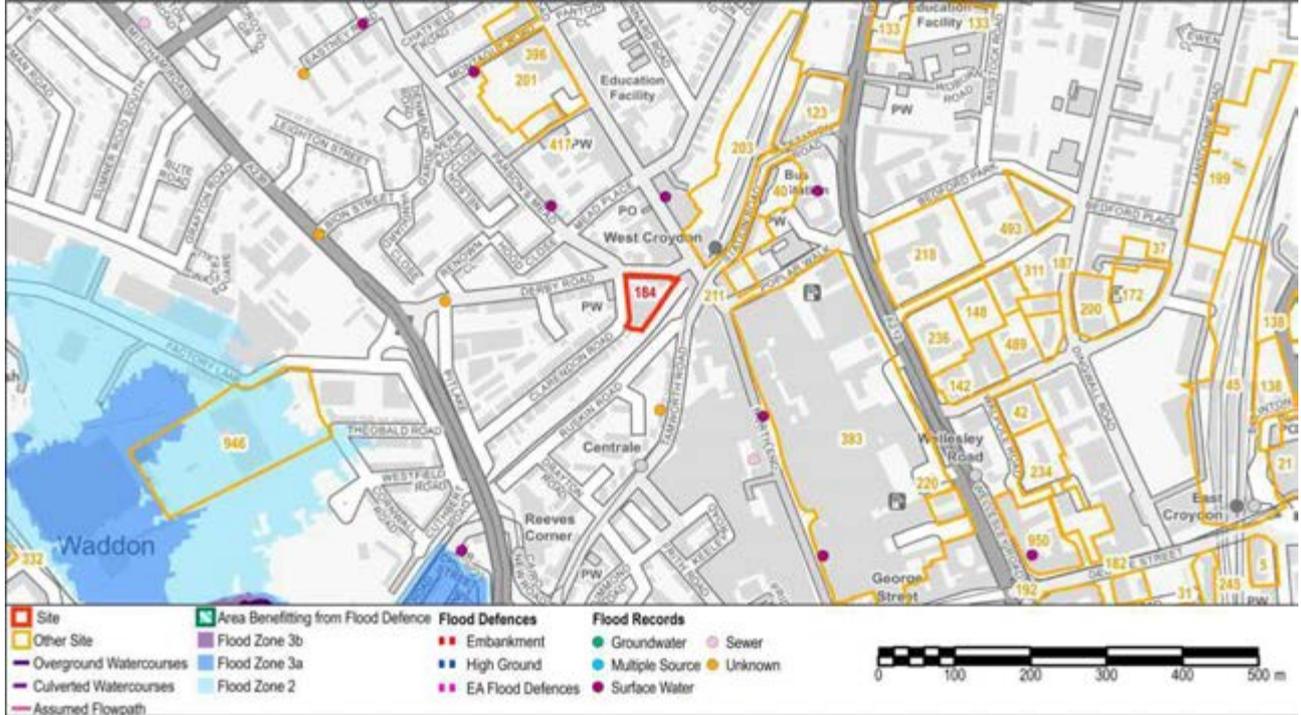
**Site Specific Recommendations**

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.

<b>Site Name: 1-19 Derby Road</b>			
<b>Site ID:</b>	184	<b>Area (ha):</b>	0.31
<b>Proposed Use:</b>	Residential with community uses on lower floors.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

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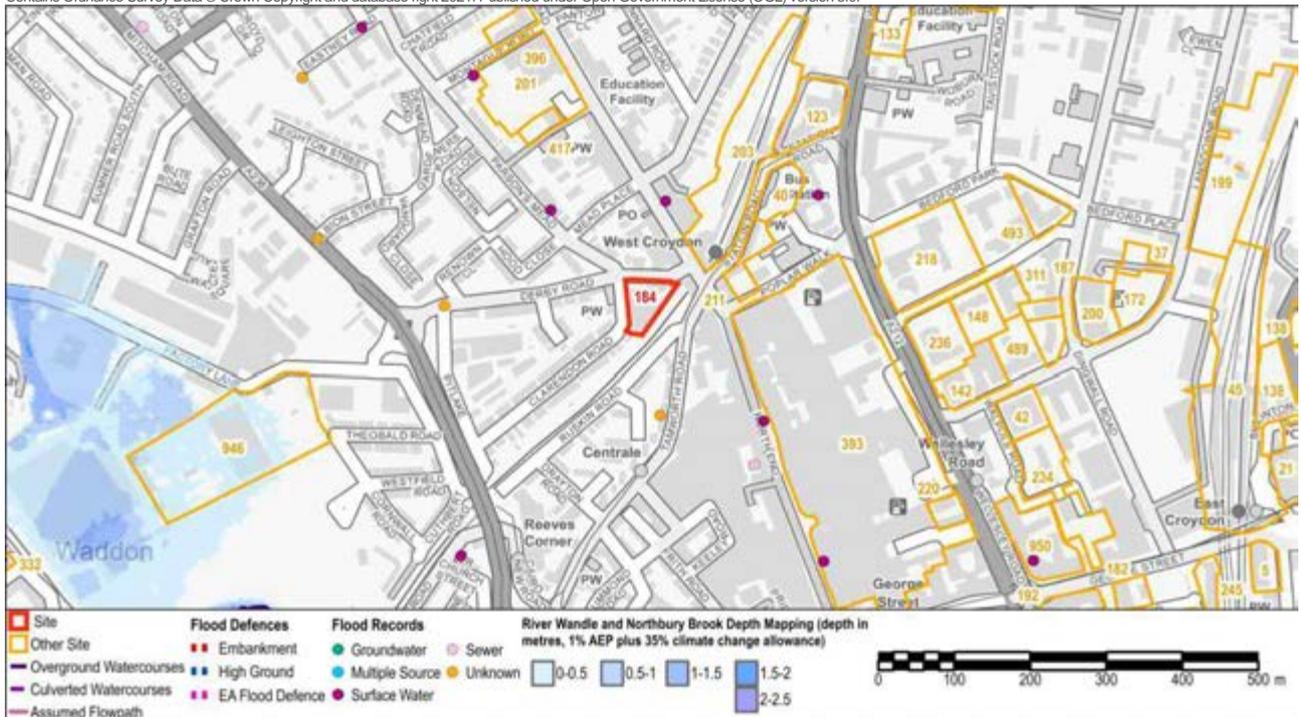


**Figure 1 - Flood Zones and Flood Records**

<b>Flood Warning Area</b>	None
<b>Flood Records within 500m of the site:</b>	Surface Water 9; Groundwater 2; Sewer 1; Multiple source 0; Unknown source 3

**River Flooding**

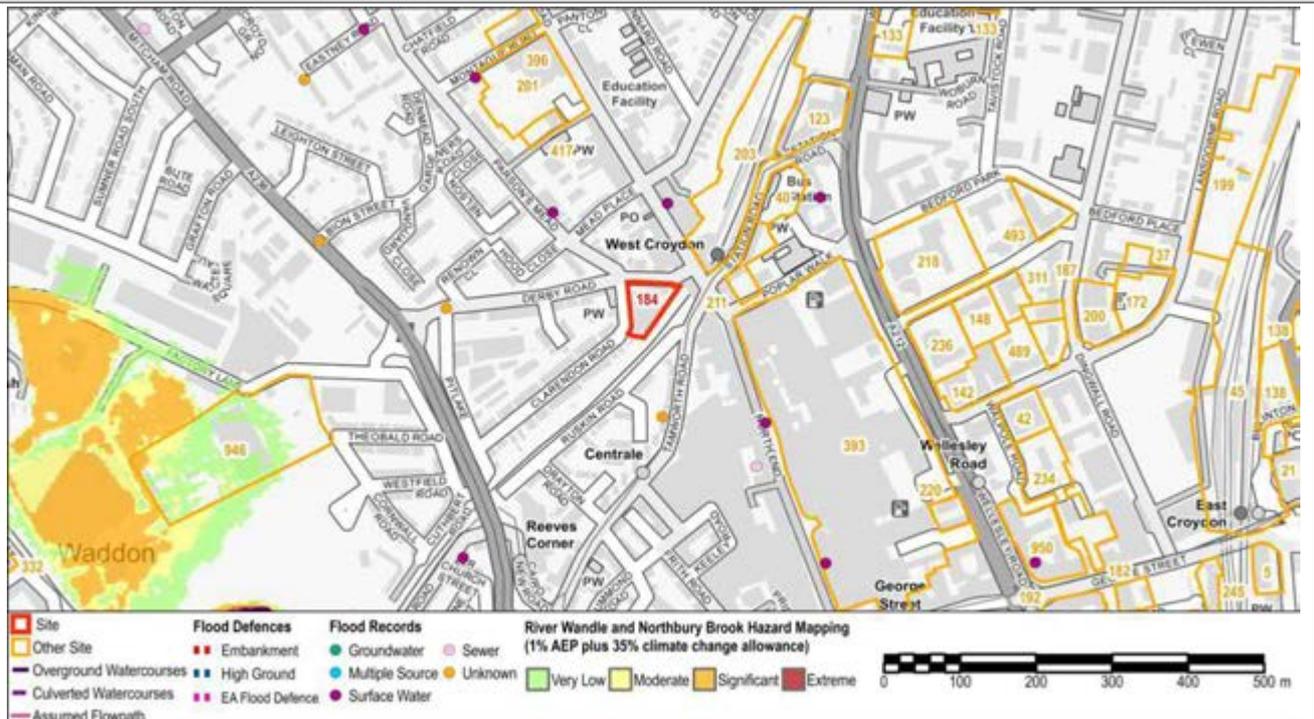
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**Figure 2 – River Wandle Maximum Flood Depth (1% AEP plus 35% climate change)**

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**Site Name: 1-19 Derby Road**



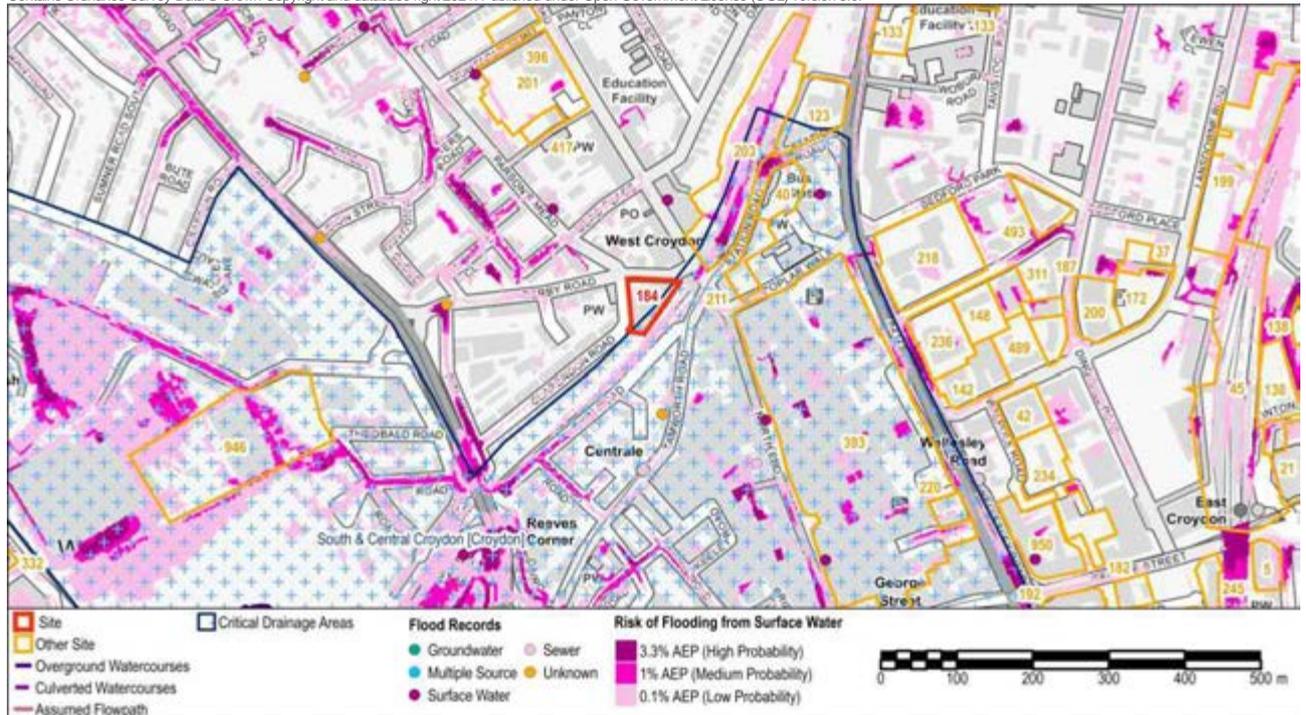
**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)**

**Surface Water Flooding**

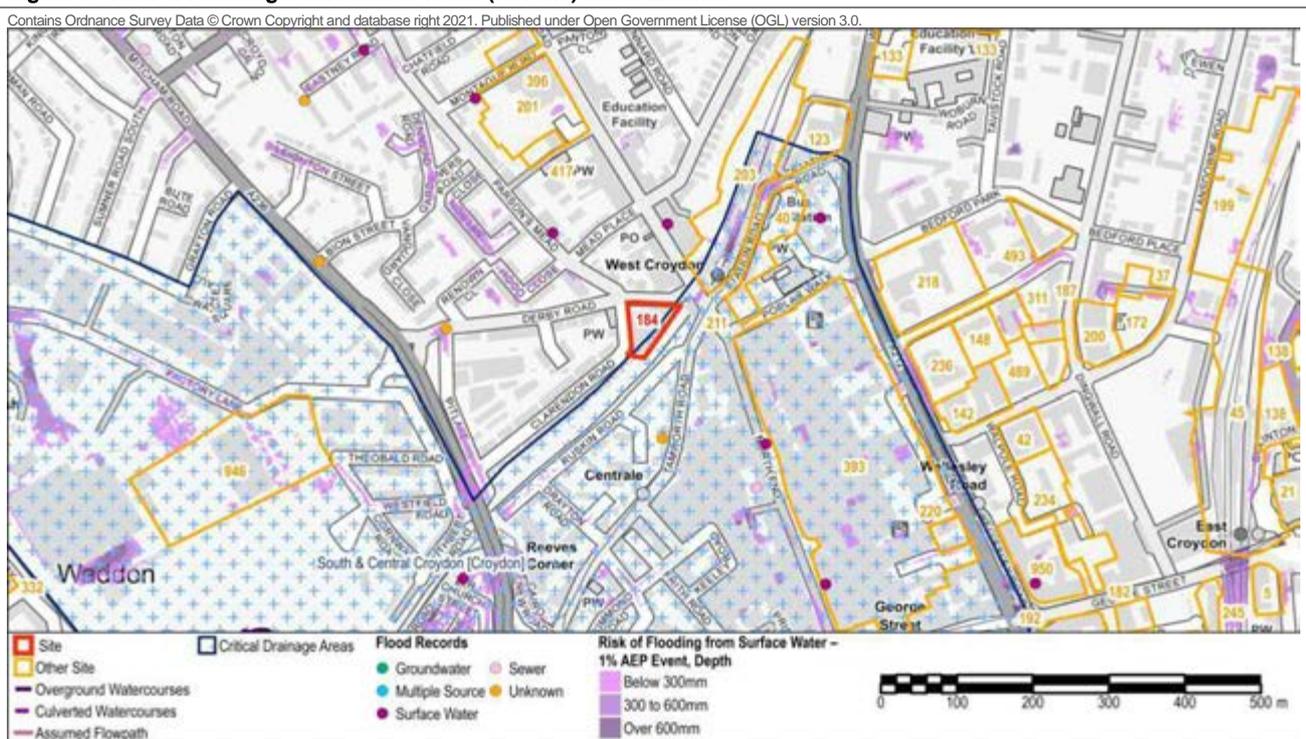
<b>Critical Drainage Area</b>	Group8_042 - South & Central Croydon [Croydon]
<b>Drainage Catchment</b>	DC38, DC39

**Site Name: 1-19 Derby Road**

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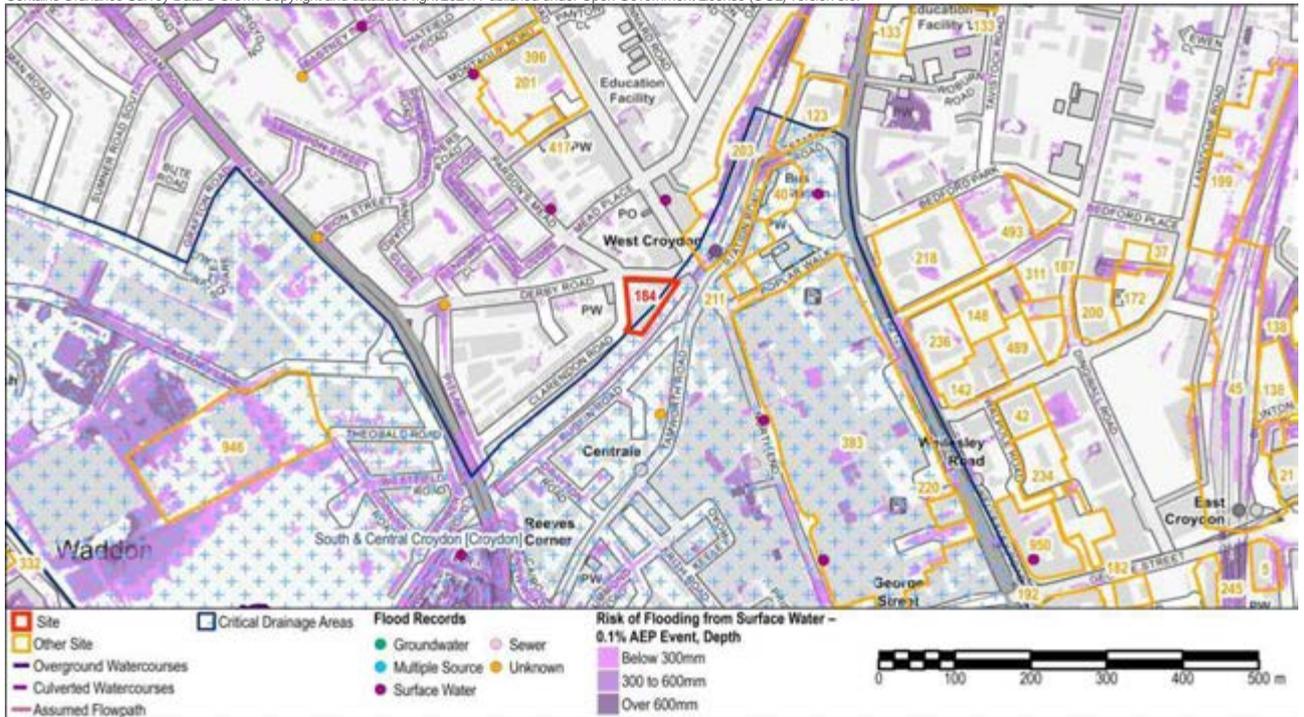


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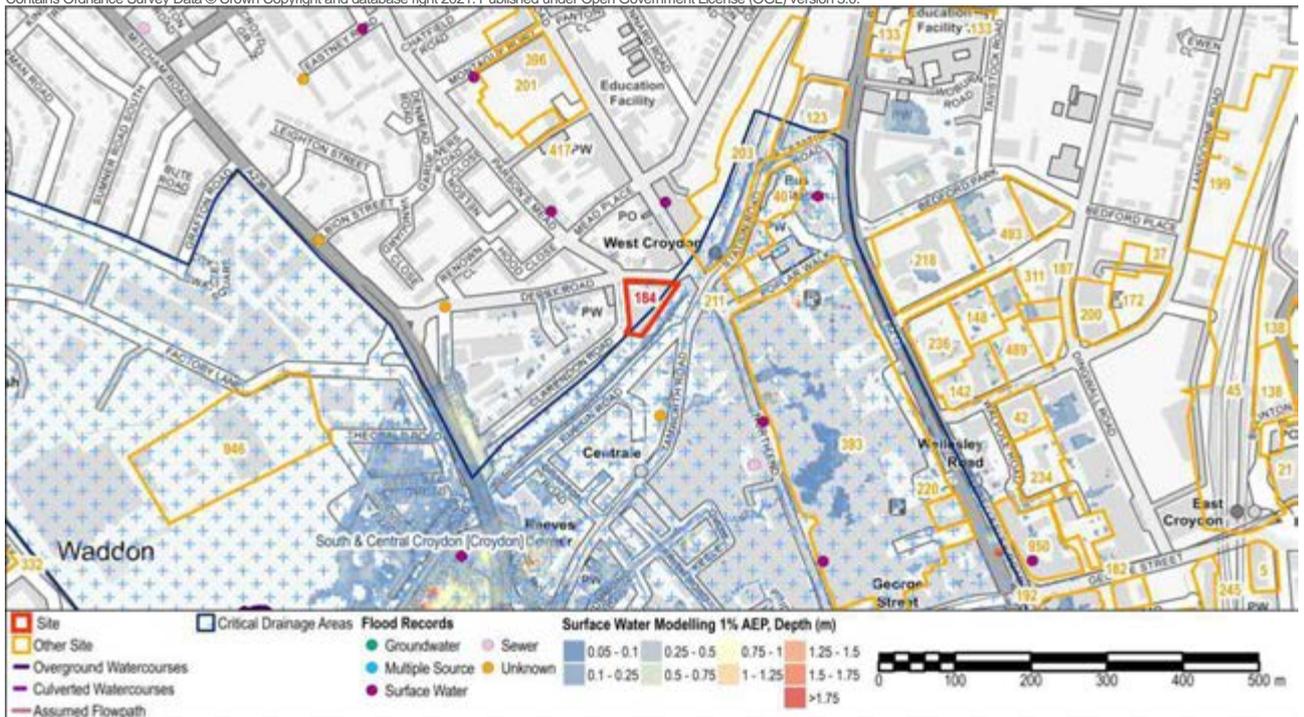
**Site Name: 1-19 Derby Road**

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

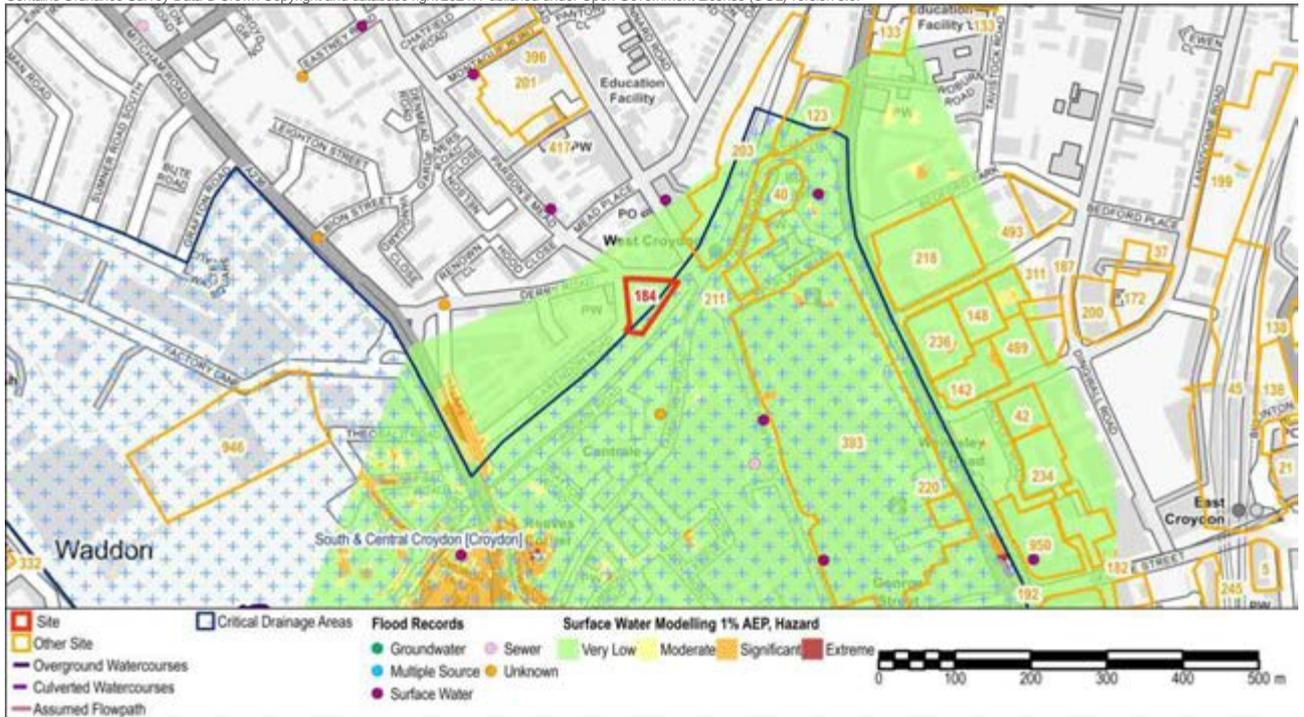
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**Figure 7 - Surface Water Modelling 1% AEP Flood Depth**

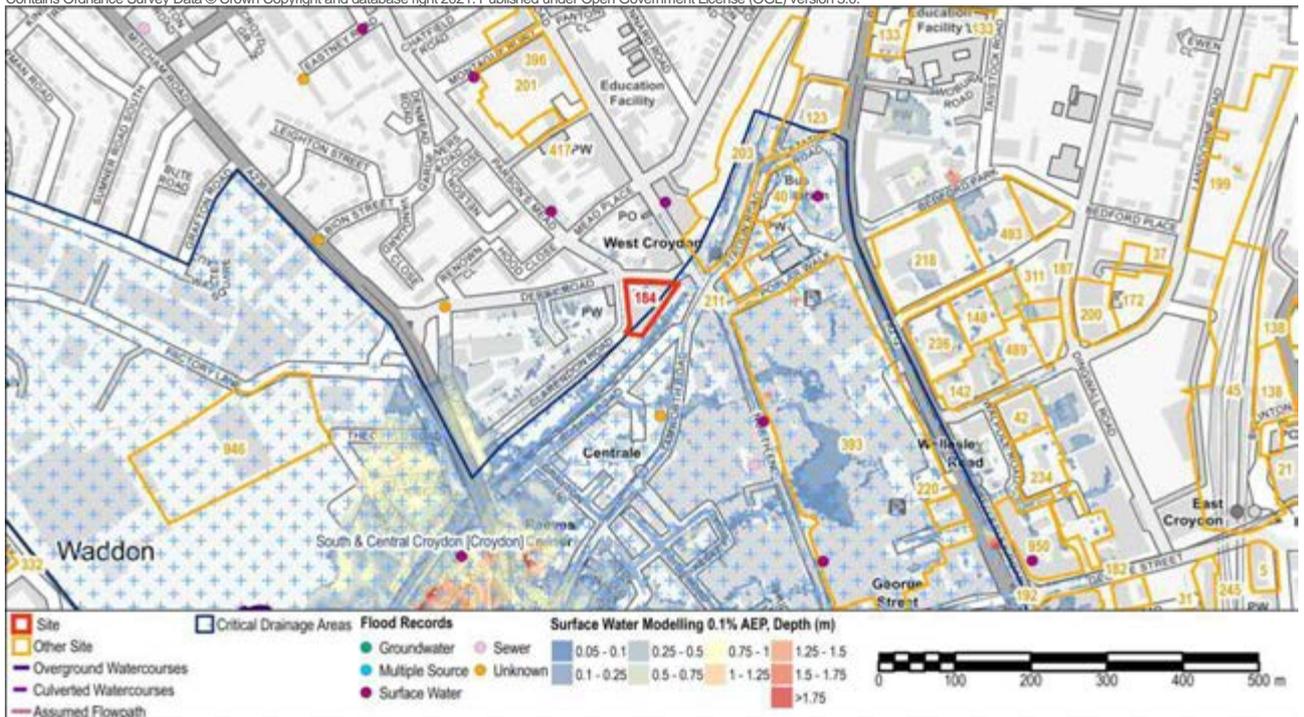
**Site Name: 1-19 Derby Road**

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**Figure 8 - Surface Water Modelling 1% AEP Flood Hazard**

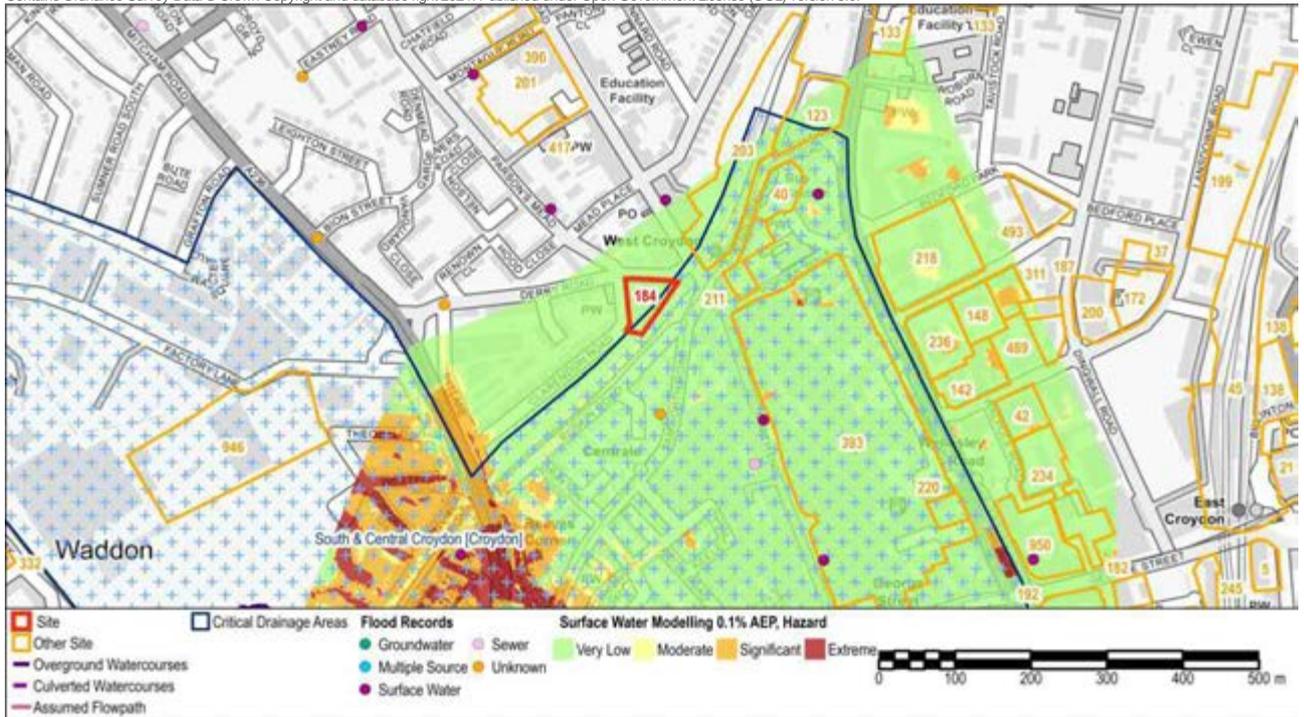
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**Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth**

**Site Name: 1-19 Derby Road**

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**Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard**

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thames Group	<b>Superficial Geology</b>	Sand And Gravel
<b>Increased Potential for Elevated Groundwater</b>	No		
<b>Susceptibility to Groundwater Flooding (BGS)</b>	Potential for groundwater flooding to occur at surface		

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**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 potential for surface water to flow north east to south west at the railway next to 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.

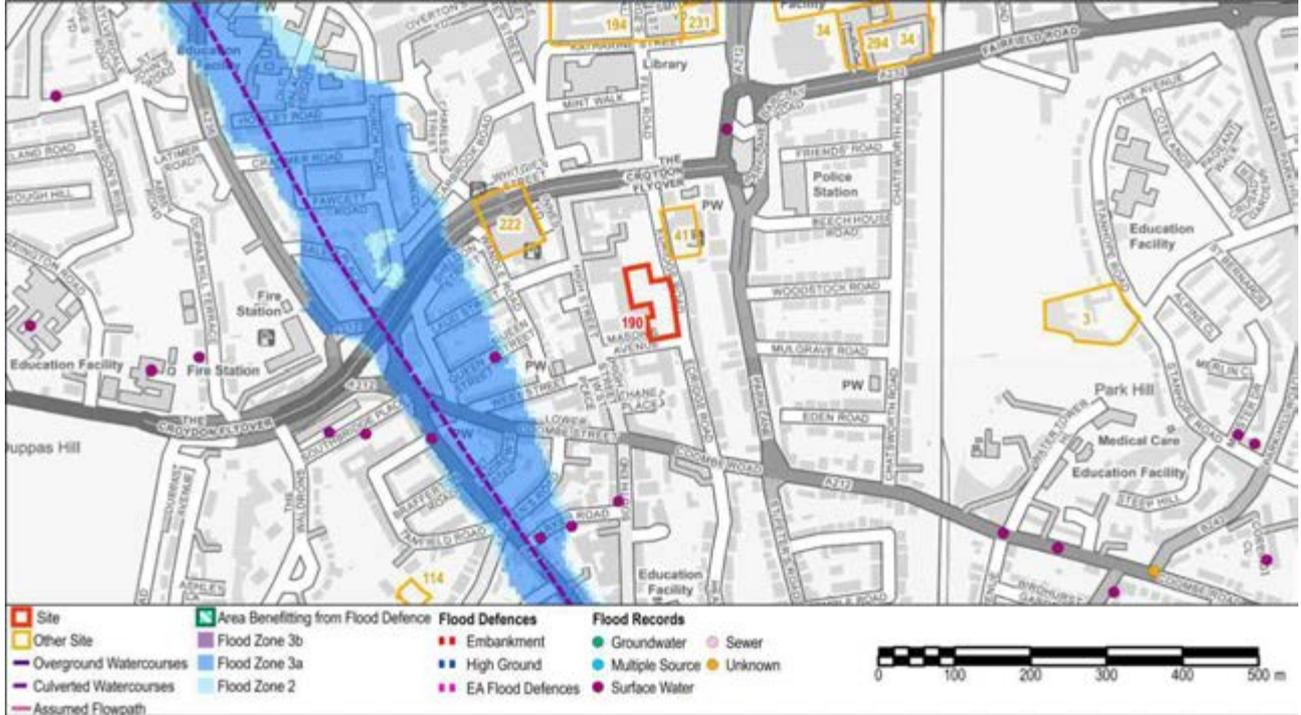
Development of the site should consider the surface water flow paths in the area and ensure there is no increase in flood risk to neighbouring areas. Opportunities should be taken to reduce the risk of surface water flooding to the surrounding areas. Development proposals for the site should seek to 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.

<b>Site Name: Car park to the rear of Leon House, 22-24 Edridge Road</b>			
<b>Site ID:</b>	190	<b>Area (ha):</b>	0.4
<b>Proposed Use:</b>	Residential development.	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Flood Zones and Historic Flooding</b>				
<b>Flood Zone 1 (&lt;0.1% AEP):</b> 100%	<b>Flood Zone 2 (0.1% AEP):</b> 0%	<b>Flood Zone 3 (1% AEP):</b> 0%	<b>Flood Zone 3b (5% AEP):</b> 0%	<b>Area Benefiting from Defences:</b> 0%

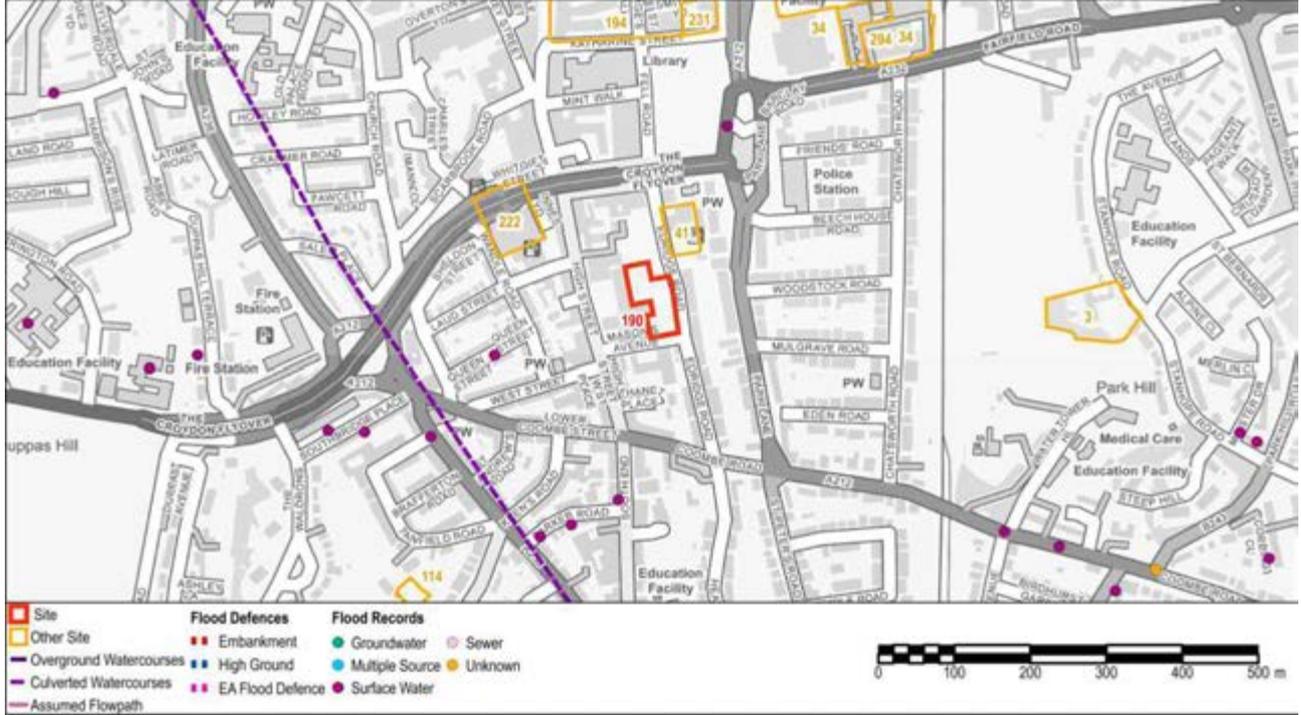
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<b>Flood Warning Area</b>	None
<b>Flood Records within 500m of the site:</b>	Surface Water 9; Groundwater 0; Sewer 0; Multiple source 0; Unknown source 1

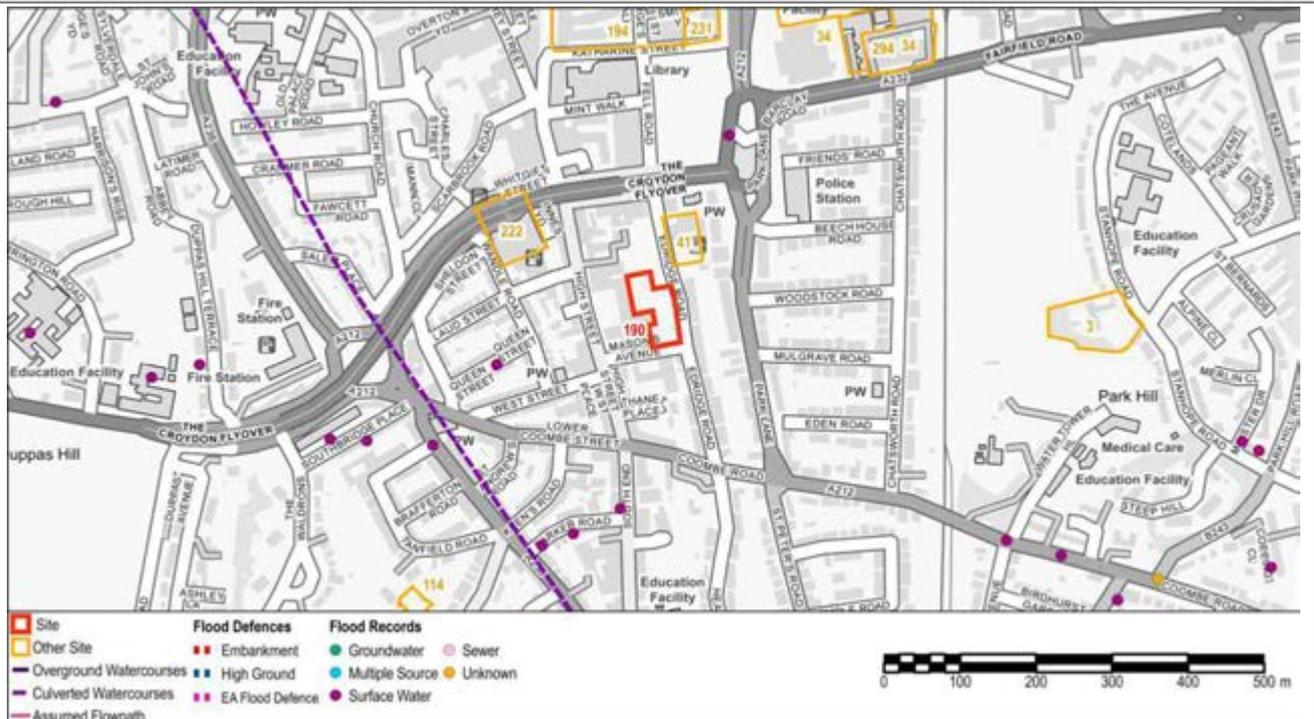
**River Flooding**

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



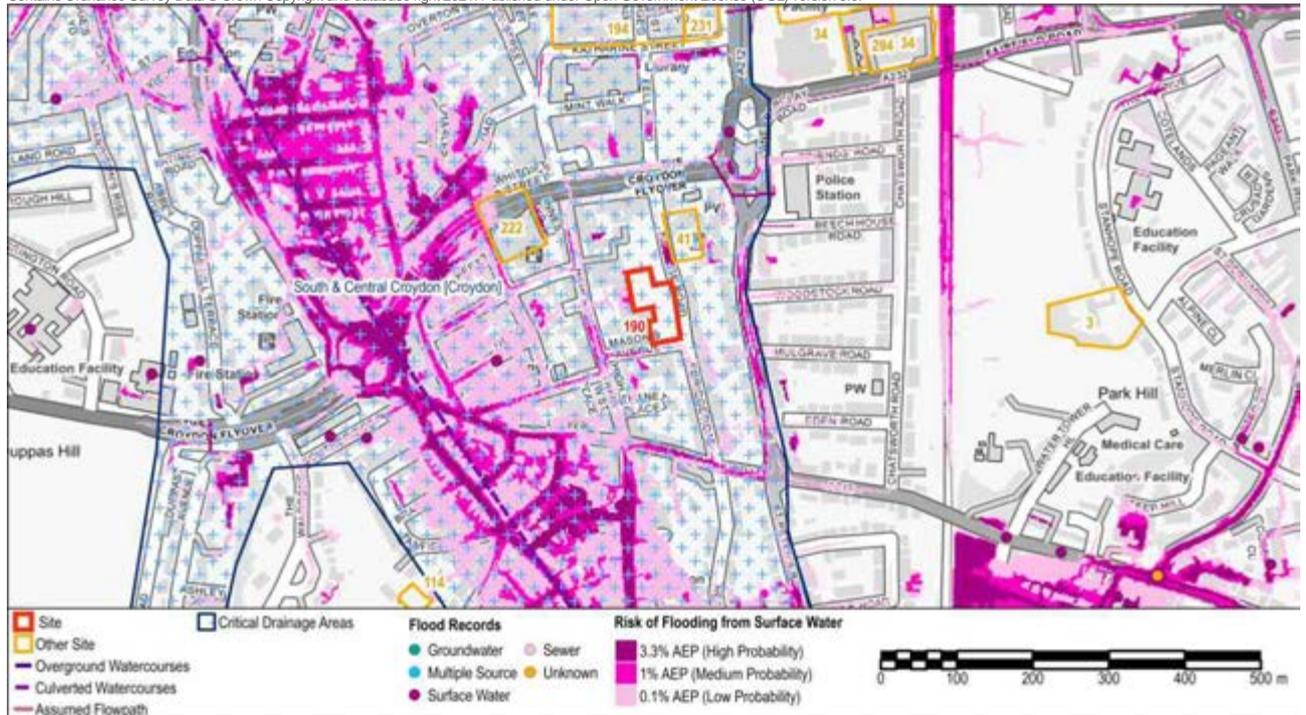
**Figure 3 – River Wandle Maximum Flood Hazard (1% AEP plus 35% climate change)** Please note: Data does not extend to the extent of this figure.

**Surface Water Flooding**

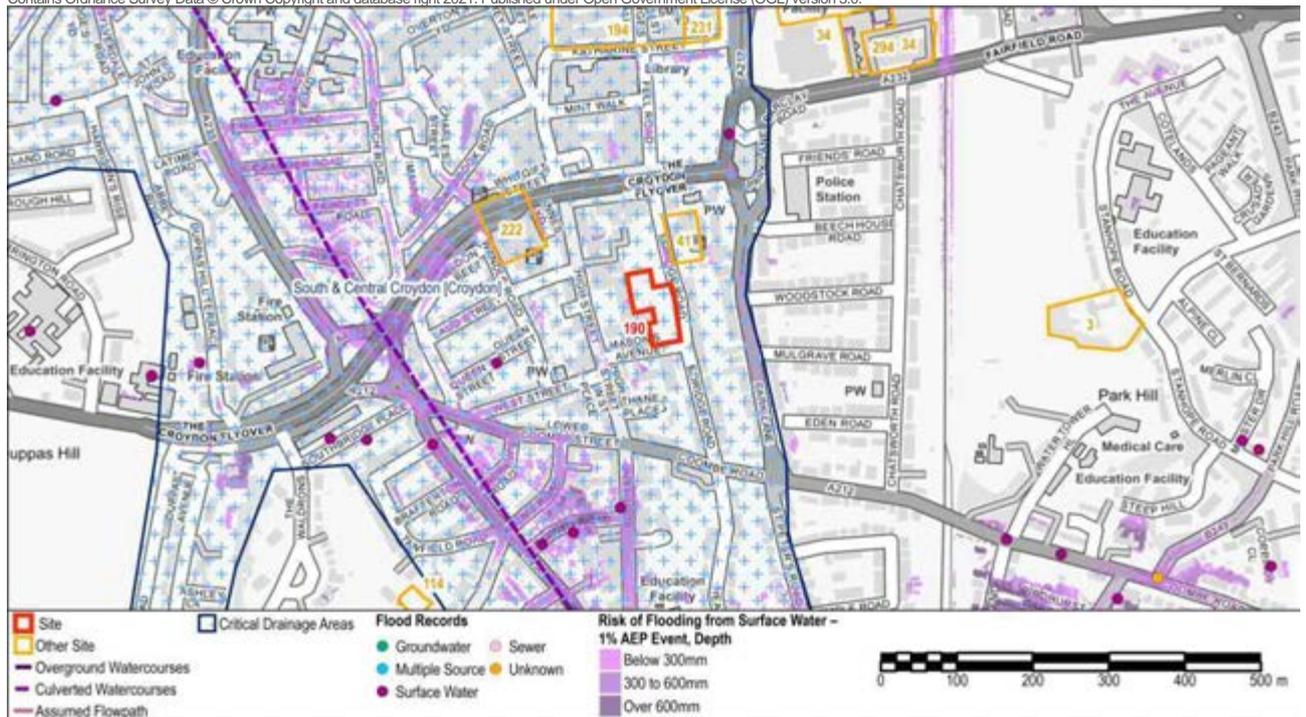
<b>Critical Drainage Area</b>	Group8_042 - South & Central Croydon [Croydon]
<b>Drainage Catchment</b>	DC39

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

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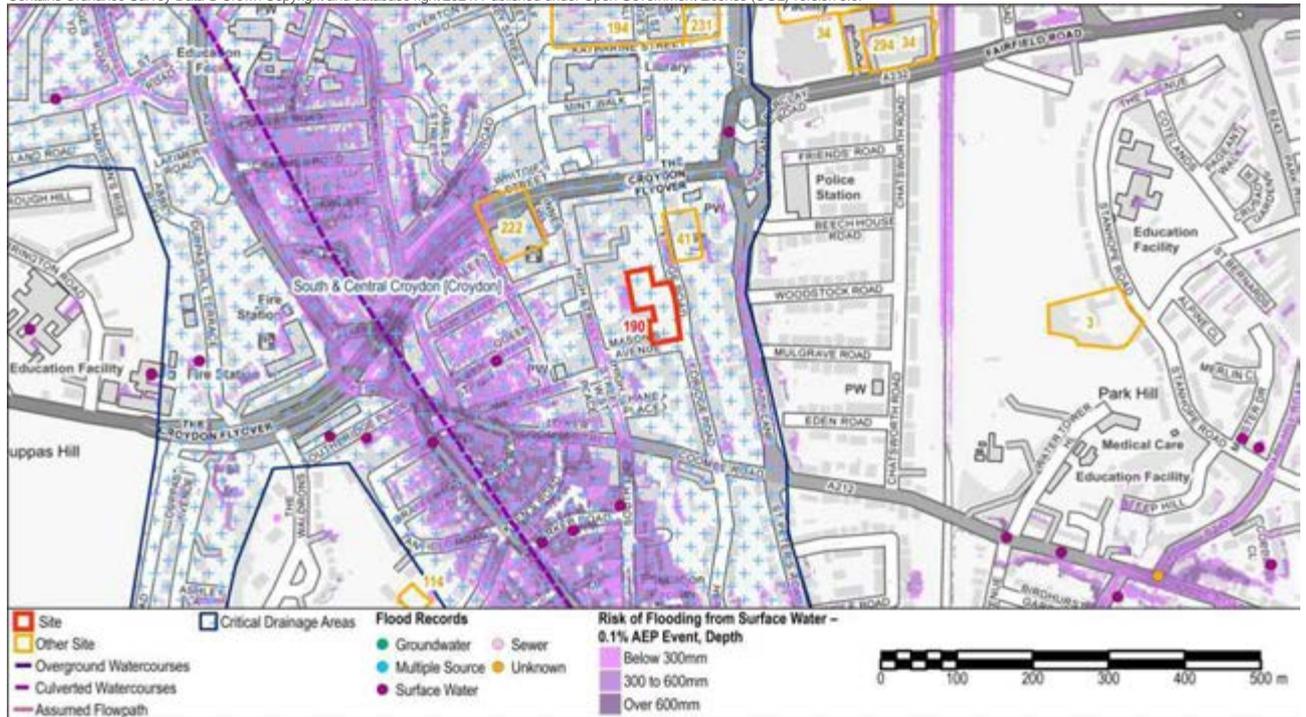


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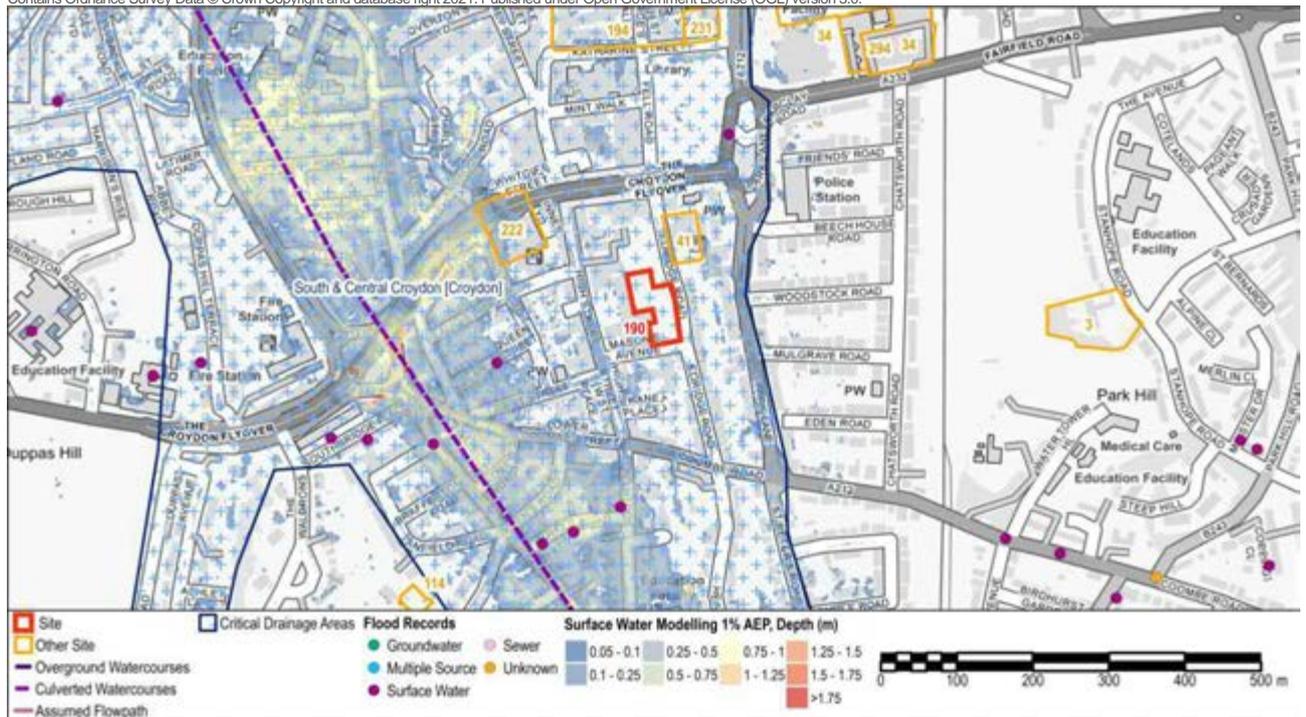
**Site Name: Car park to the rear of Leon House, 22-24 Edridge Road**

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

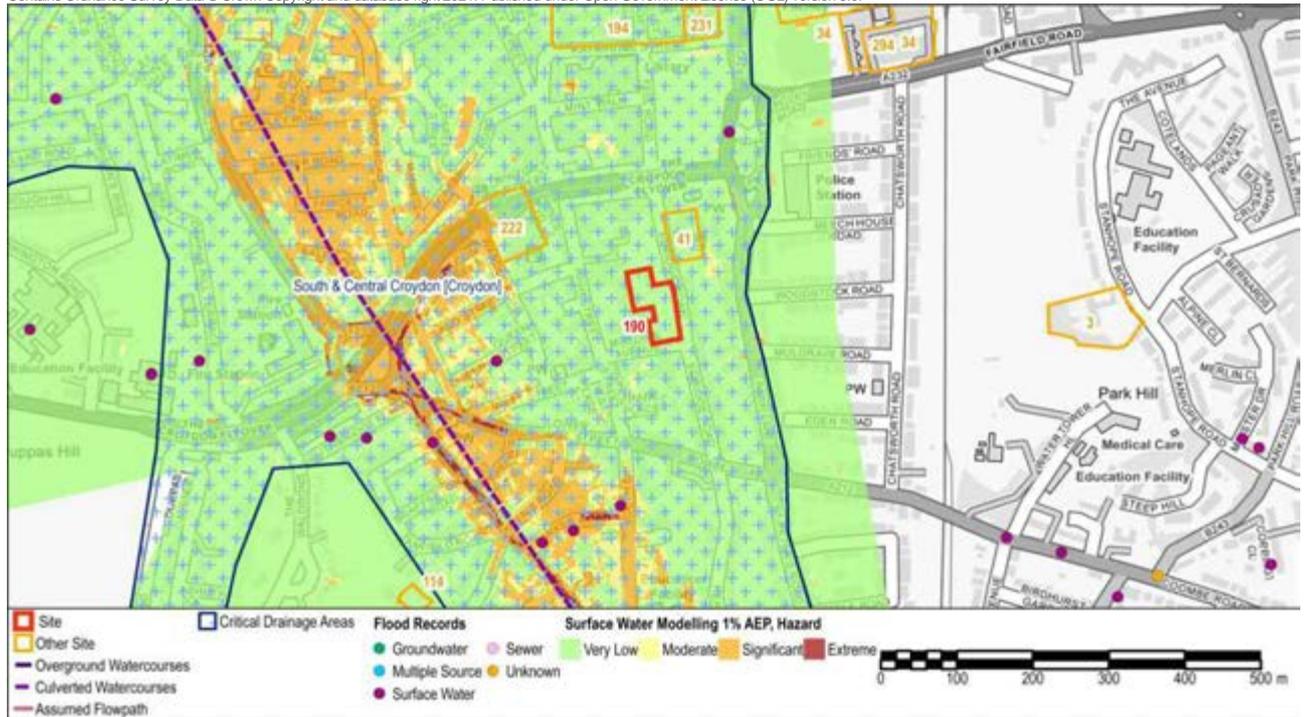
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**Figure 7 - Surface Water Modelling 1% AEP Flood Depth**

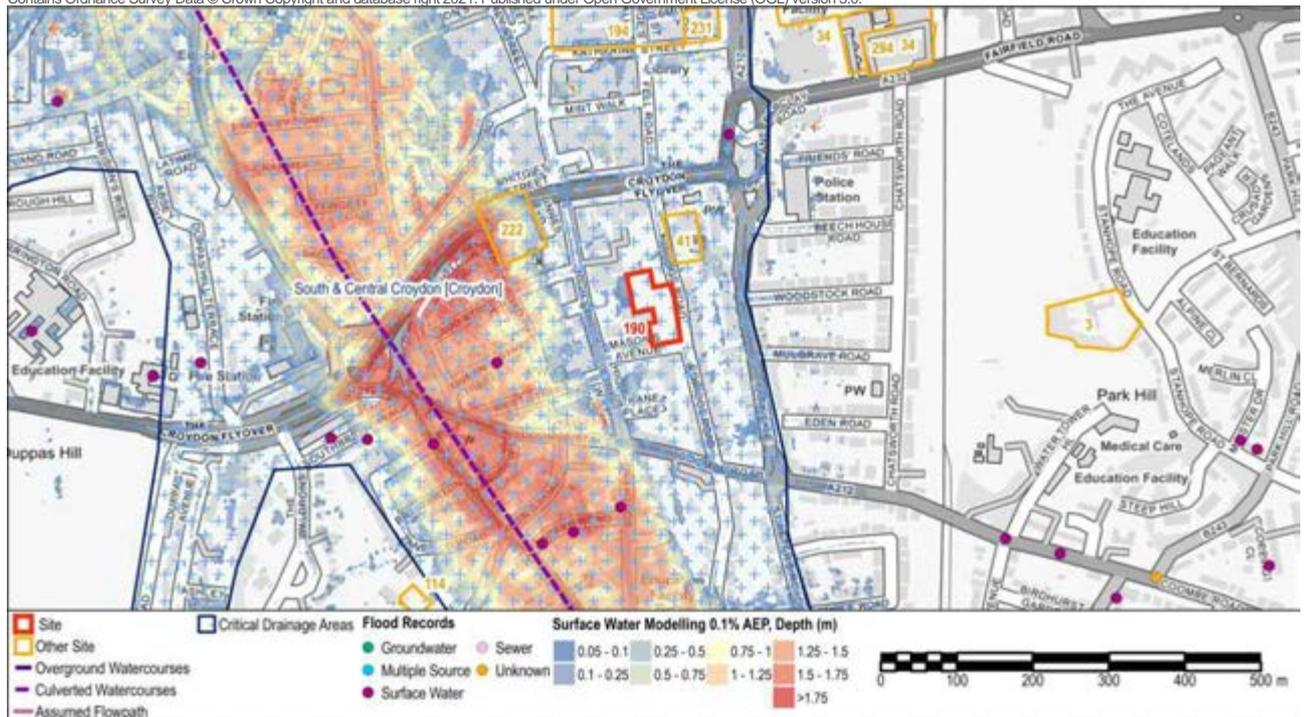
**Site Name: Car park to the rear of Leon House, 22-24 Edridge Road**

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**Figure 8 - Surface Water Modelling 1% AEP Flood Hazard**

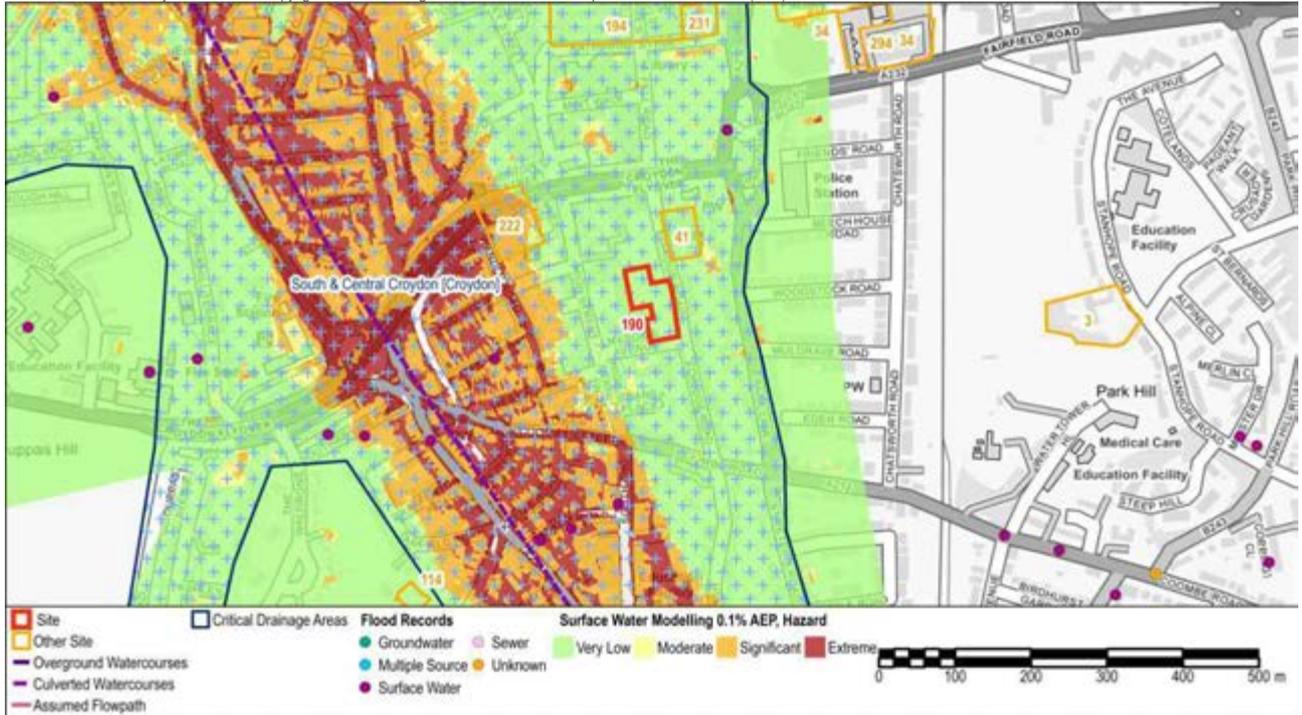
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**Figure 9 - Surface Water Modelling 0.1% AEP Flood Depth**

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

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**Figure 10 - Surface Water Modelling 0.1% AEP Flood Hazard**

**Groundwater Flooding**

<b>Bedrock Geology</b>	Thanet Sand Formation	<b>Superficial Geology</b>	Sand And Gravel
<b>Increased Potential for Elevated Groundwater</b>		Yes	
<b>Susceptibility to Groundwater Flooding (BGS)</b>		Potential for groundwater flooding of property situated below ground level, Potential for groundwater flooding to occur at surface	

**Other Sources**

<b>Risk of flooding from reservoirs</b>	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.
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**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.