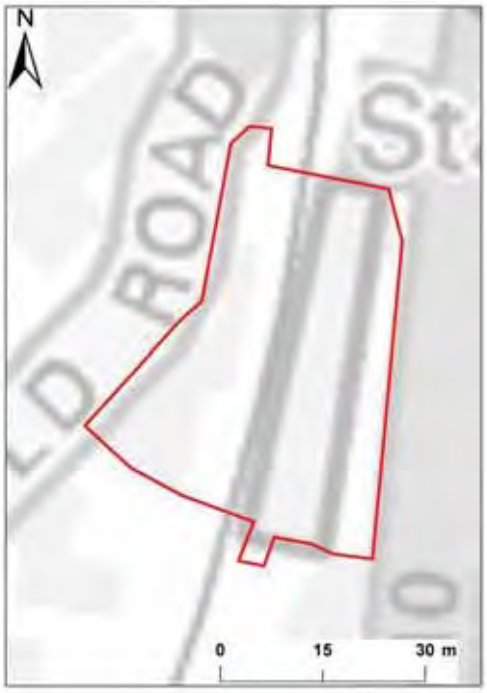
Table 1- 1 Bruce Grove Station			
Site ID 1	**OS NGR**: 533801, 190088	**Area**: 1743 m^2	**Site Code:** BG2

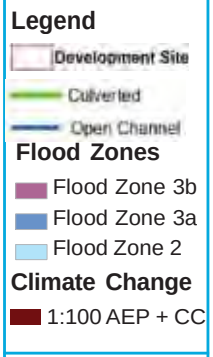
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**





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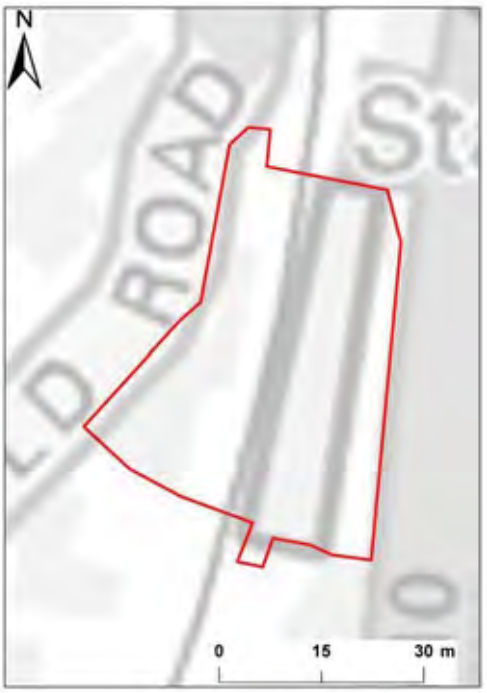


Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

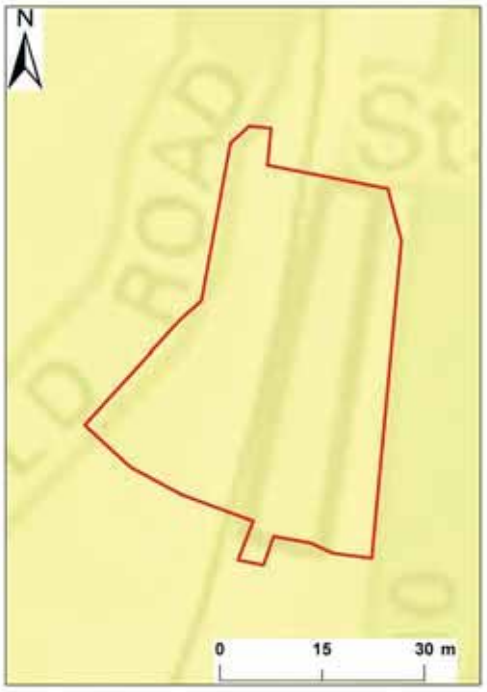
AStGWF: >= 25% <50%	**% of Superficial Deposits:** 77	**NRIM (%):** 19

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the King George V Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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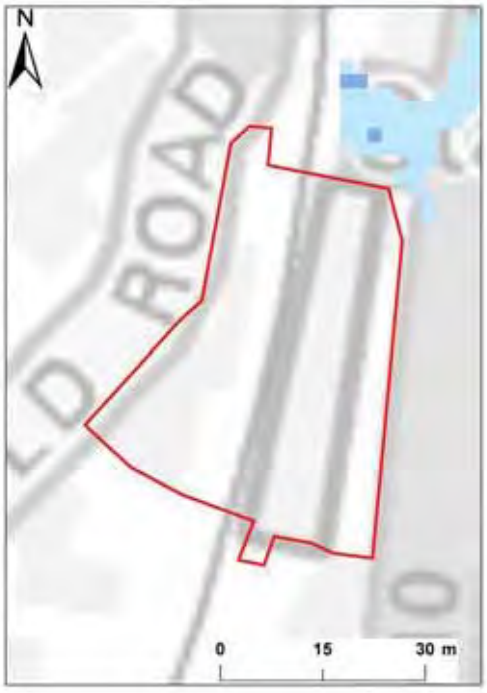
Reservoir

Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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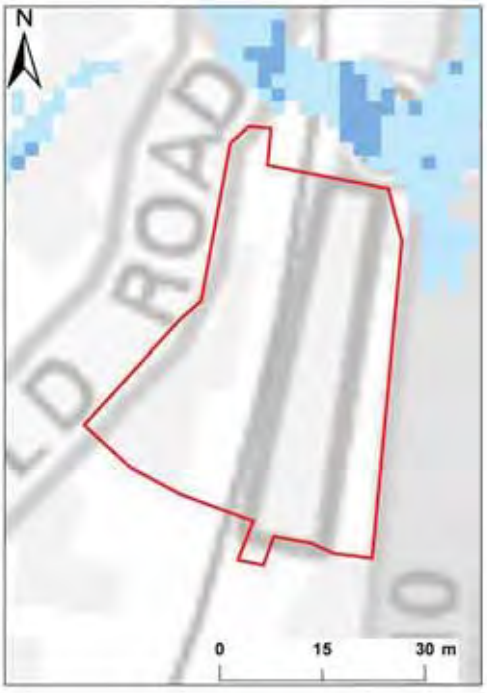
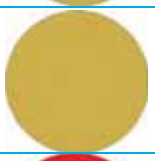
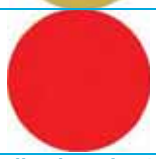
Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

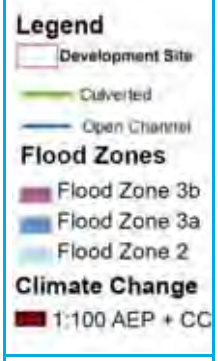
Flood Risk Implications for Site

- The site is located within Flood Zone 1 and not within a Critical Drainage Areas as defined by the LB of Haringey SWMP. No FRA is required.
- The main risk to the site is from ground water emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post - development runoff.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 2 Bruce Grove Snooker Hall			
Site ID 2	**OS NGR**: 533754, 190237	**Area**: 4349 m^2	**Site Code**: BG3
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_04	

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 5%	**1:100 AEP (0.3m):** 4%

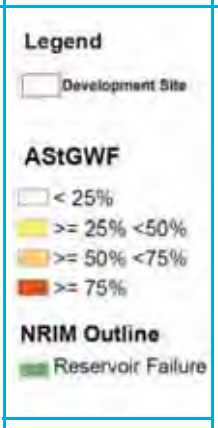
AStGWF: >=25% - <50%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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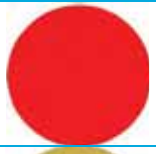
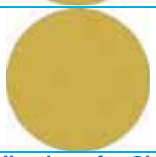
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

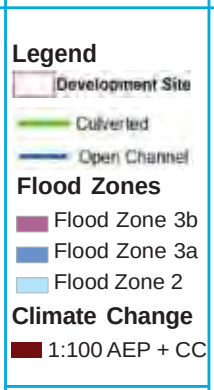
Table 1- 3 Tottenham Delivery Office			
Site ID 3	**OS NGR**: 533662, 190135	**Area**: 4417 m²	**Site Code:** BG4

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 4%	**1:100 AEP (0.3m):** 0%

AStGWF: >= 25% <50%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the King George V and William Girling Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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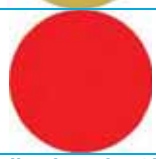
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.

• The main risk to the site is from groundwater.

More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post - development runoff.

• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of flood risk.

• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 4 Northumberland Park North

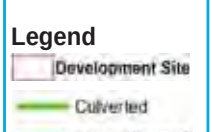
Site ID 4	OS NGR: 534008, 191597	Area: 49189 m²	Site Code: NT3

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	Drainage Area: Mostly Group4_061 with some HDA_04

Flood Zone Coverage:	FZ1: 100%	FZ2: 0%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	1:30 AEP (0.1m): 0%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 2%	1:100 AEP (0.3m): 0%

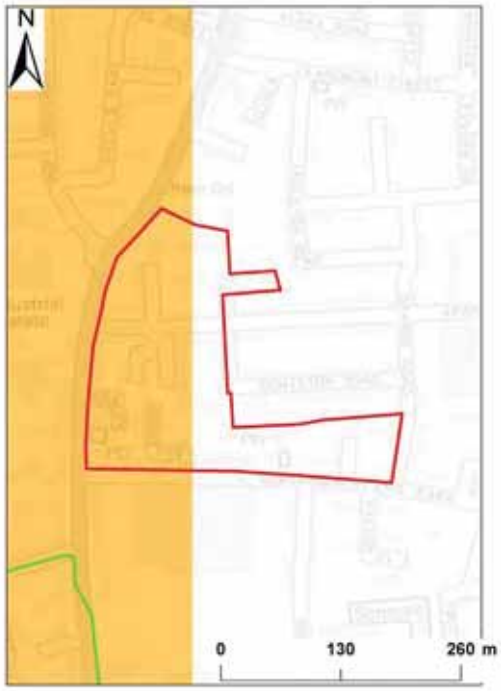
AStGWF: >= 50% <75%	% of Superficial Deposits: 100	NRIM (%): 23

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the King George V Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=50% <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 5 Northumberland Park Estate Renewal

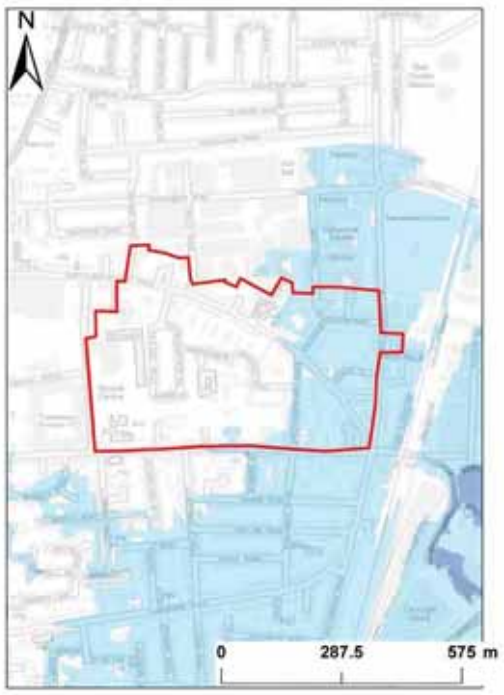
Site ID 5	**OS NGR**: 534445, 191326	**Area**: 275546 m²	**Site Code:** NT4

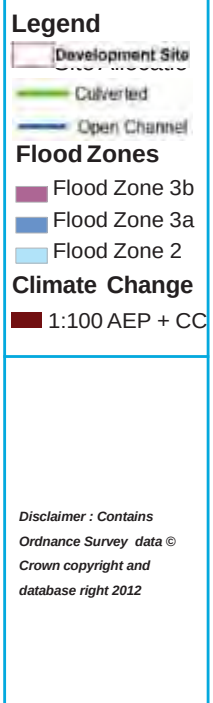
Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2.
Development in Flood Zone 1 does not require the Exception Test
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Mostly HDA_04 with some Group4_061

Flood Zone Coverage:	**FZ1:** 69%	**FZ2:** 31%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site.

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 4%	**1:100 AEP (0.3m):** 1%

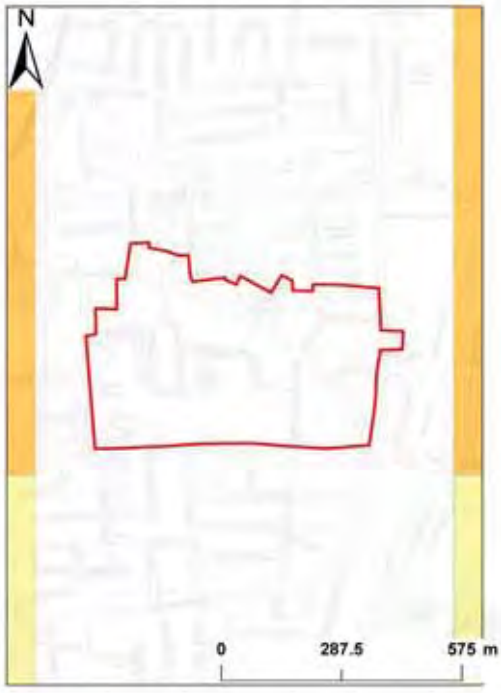
AStGWF: < 25%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the King George V, William Girling, Lockwood and High Maynard Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=50% <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

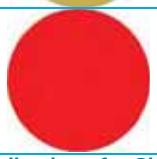
- 0.3m
- 0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and 2 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 6 High Road West			
Site ID 6	**OS NGR**: 533776, 191429	**Area**: 116153 m²	**Site Code:** NT5

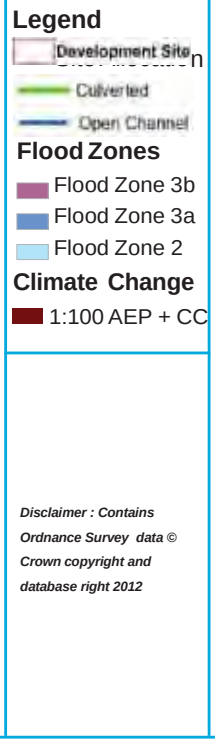
Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2.
Development in Flood Zone 1 does not require the Exception Test
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Defence at the site - Culverted Channel - predominately brick arch culvert with concrete bed. Brickwork missing in places. Loss of mortar to joints. Bulging to brickwork & tree roots intruding in places. Width = 3 - 4m. Height = 1.5m.

Drainage Area: Group4_061

Flood Zone Coverage:	**FZ1:** 87%	**FZ2:** 13%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site.

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 1%

AStGWF: >= 50% <75%	**% of Superficial Deposits:** 100	**NRIM (%):** 2

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=50% <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

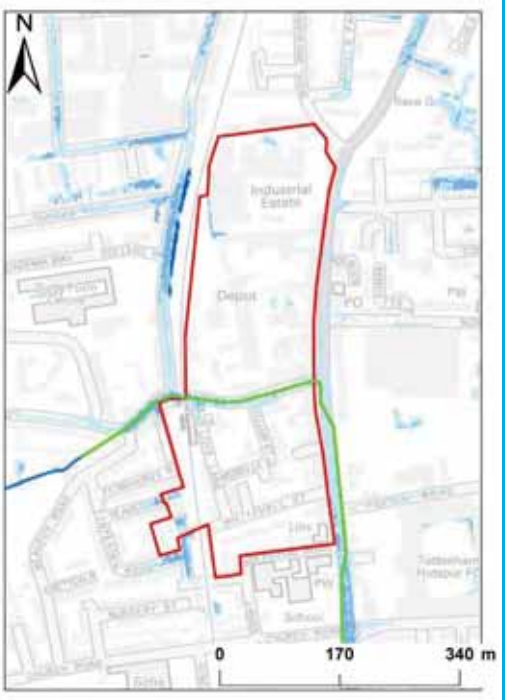
Development Site

Surface Water

- 0.3m
- 0.1m

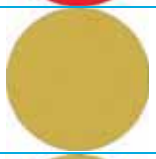
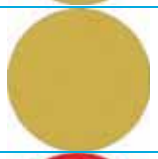
Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due to high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and 2 and within a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 7 North of White Hart Lane			
Site ID 7	**OS NGR**: 533596, 191439	**Area**: 10069 m^2	**Site Code**: NT6
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** Mostly Group4_061 with some HDA_07	
Flood Zone Coverage:	**FZ1 :** 94%	**FZ2 :** 6%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
	 *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	0%	0%

AStGWF: >= 50% - < 75%	% of Superficial Deposits: 100	NRIM (%): 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

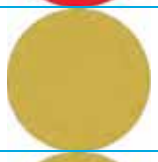
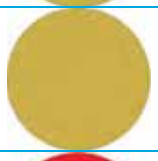
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=50% <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due to high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

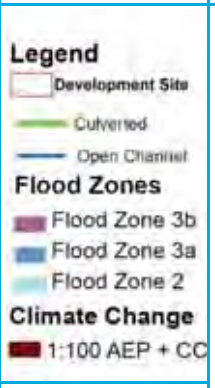
Table 1- 8 Tottenham Hotspur Stadium			
Site ID 8	**OS NGR**: 534008, 191272	**Area**: 89467 m^2	**Site Code**: NT7

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2. Development in Flood Zone 1 does not require the Exception Test.
Development in Flood Zone 2 - Essential infrastructure, Water-compatible.

Flood Defence: Environment Agency Defence at the western border of the site - Culverted Channel - predominately brick arch culvert with concrete bed. Brickwork missing in places. Loss of mortar to joints. Bulging to brickwork & tree roots intruding in places. Width = 3 - 4.	**Drainage Area:** Mostly Group4_061 with some HDA_04

Flood Zone Coverage:	**FZ1:** 98%	**FZ2:** 2%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: Predominantly the is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). A portion of the site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of river or sea flooding.

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Paxton Road and Fore Street are described as flooding in the 1:30 AEP and the 1:200 AEP.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

AStGWF: < 75%	**% of Superficial Deposits:** 100	**NRIM (%):** 30

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP shows this site to have permeable superficial deposits (~60 % of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due to high risk of groundwater flooding.
Infiltration		Mapping suggests that ~60% of the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The site is located within a Critical Drainage area, therefore a FRA is still required for development in Flood Zone 1, in order to demonstrate how the site is to manage surface water.
- A site-specific flood risk assessment will be required for any development in Flood Zone 2.
- There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.
- The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
- Demonstration that development at this location can be made safe.
- A Main River flows through the site. Developers should note that a Flood Defence Consent is required for development in, under or over the watercourse. A consent is also required if development is within 8m of the Main River. Flood Defence. Consents are available from the Environment Agency. Liaison with the Environment Agency is recommended during the early stages of the development.

Table 1- 9 Green Riding's House			
Site ID 9	**OS NGR**: 530877, 190536	**Area**: 5080 m^2	**Site Code**: SA6

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >= 25% - < 50 % susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits. The EA have recorded an incident of groundwater flooding approximately 300m north west of the site boundary.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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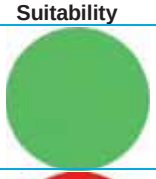
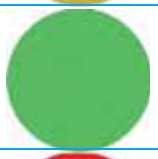
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
- A site-specific flood risk assessment will be required for any development in Flood Zone 2.
- The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

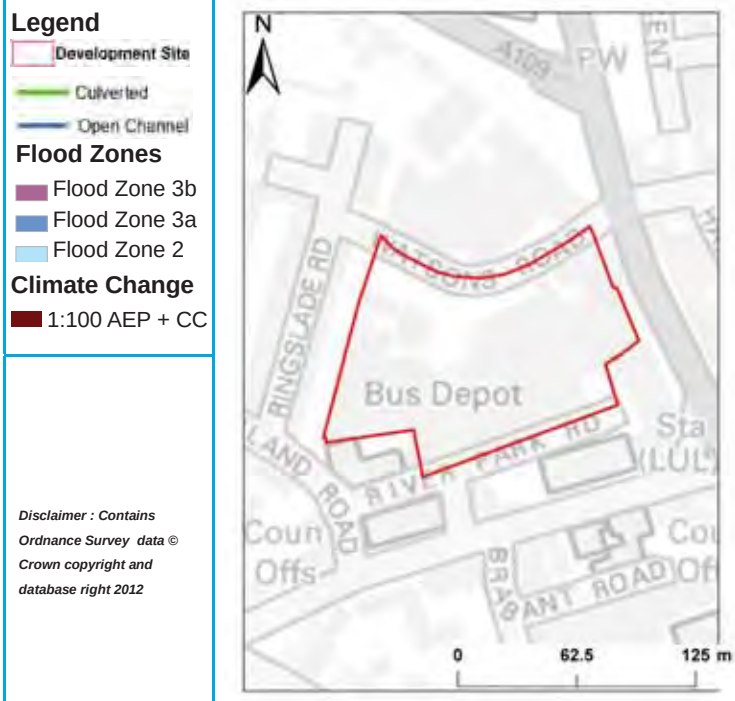
Table 1- 10 Wood Green Bus Garage			
Site ID 10	**OS NGR**: 530874, 190448	**Area**: 13475 m^2	**Site Code:** SA7

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1 :** 100%	**FZ2 :** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0.%	**1:100 AEP (0.1m):** 2.%	**1:100 AEP (0.3m):** 2%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25%.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

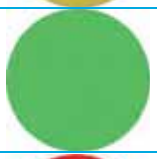
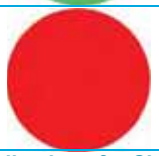
- 0.3m
- 0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- The site is located in Flood Zone 1.
- There is risk to the site from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff frompotential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 11 Station Rd Offices			
Site ID 11	**OS NGR**: 530884, 190396	**Area**: 7935 m^2	**Site Code**: SA8
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_03	
Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: <25	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

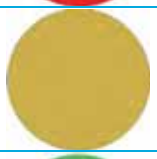
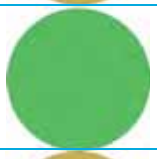
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

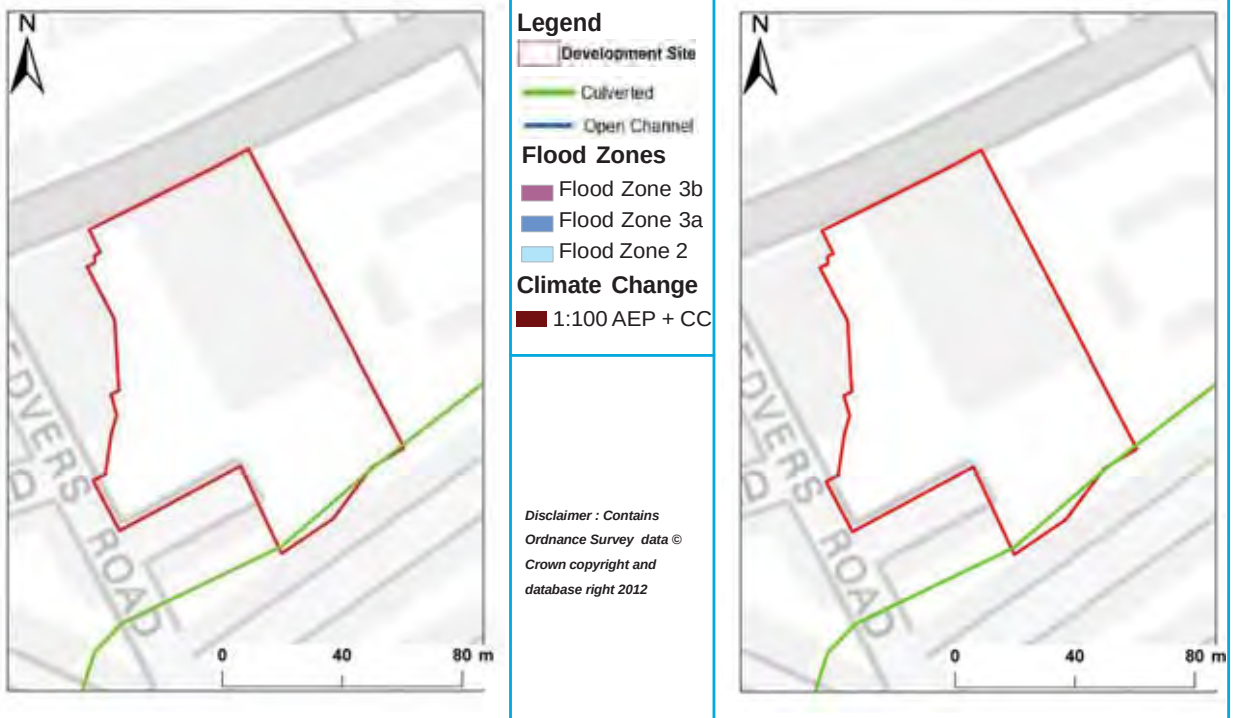
Flood Risk Implications for Site

• The site is located within Flood Zone 1.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 12 Mecca Bingo			
Site ID 12	**OS NGR**: 531439, 186854	**Area**: 8517 m²	**Site Code:** SA9
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_06	

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 2%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 32

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

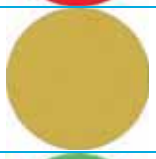
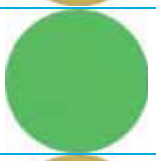
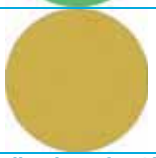
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

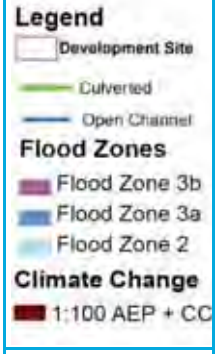
As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1 .
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 13 Morrison's Wood Green			
Site ID 13	**OS NGR**: 530939, 190285	**Area**: 9541 m^2	**Site Code**: SA10
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_03	
Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
	 *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	0%	0%

AStGWF: <25	% of Superficial Deposits: 0	NRIM (%): 3

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

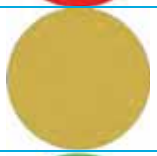
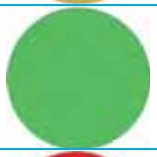
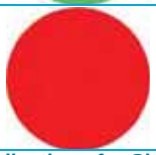
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 14 Wood Green Library

Site ID 14	**OS NGR**: 530998, 190180	**Area**: 13097 m^2	**Site Code**: SA11

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence:
Environment Agency flood defence present at the site.
Culverted Channel - 3 - 5m wide x 1.3-1.6m high brick arch/ concrete culvert.

Drainage Area: HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 21%	**1:30 AEP (0.3m):** 13%	**1:100 AEP (0.1m):** 34%	**1:100 AEP (0.3m):** 22%

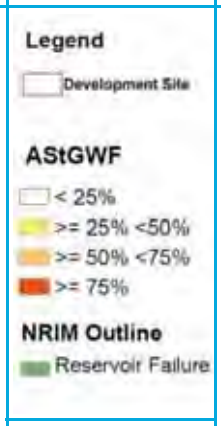
AStGWF: <25	**% of Superficial Deposits:** 0	**NRIM (%):** 99

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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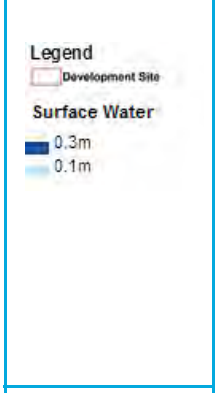
Reservoir

Surface Water - 1: 30 AEP

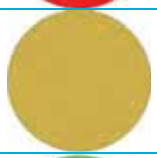
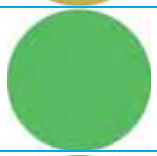


Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

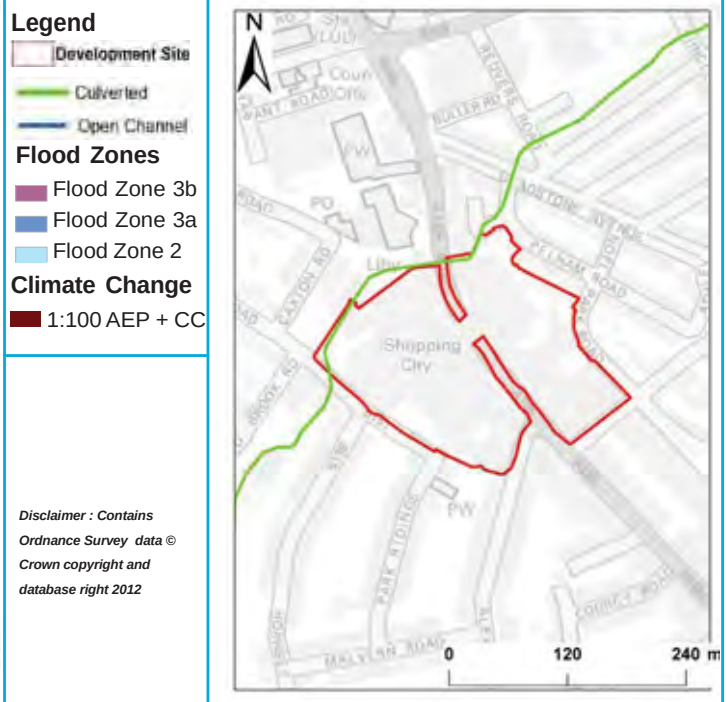
Table 1- 15 The Mall			
Site ID 15	**OS NGR**: 531112, 190076	**Area**: 42159 m²	**Site Code:** SA12

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present; culverted Moselle Brook runs underneath this site.	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 2%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 6%	**1:100 AEP (0.3m):** 2%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 94

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

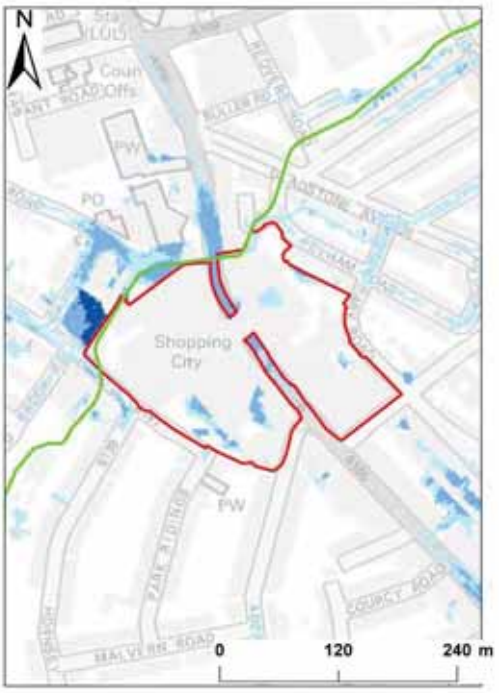
Surface Water

0.3m

0.1m

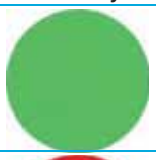
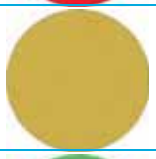
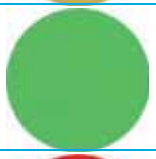
Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

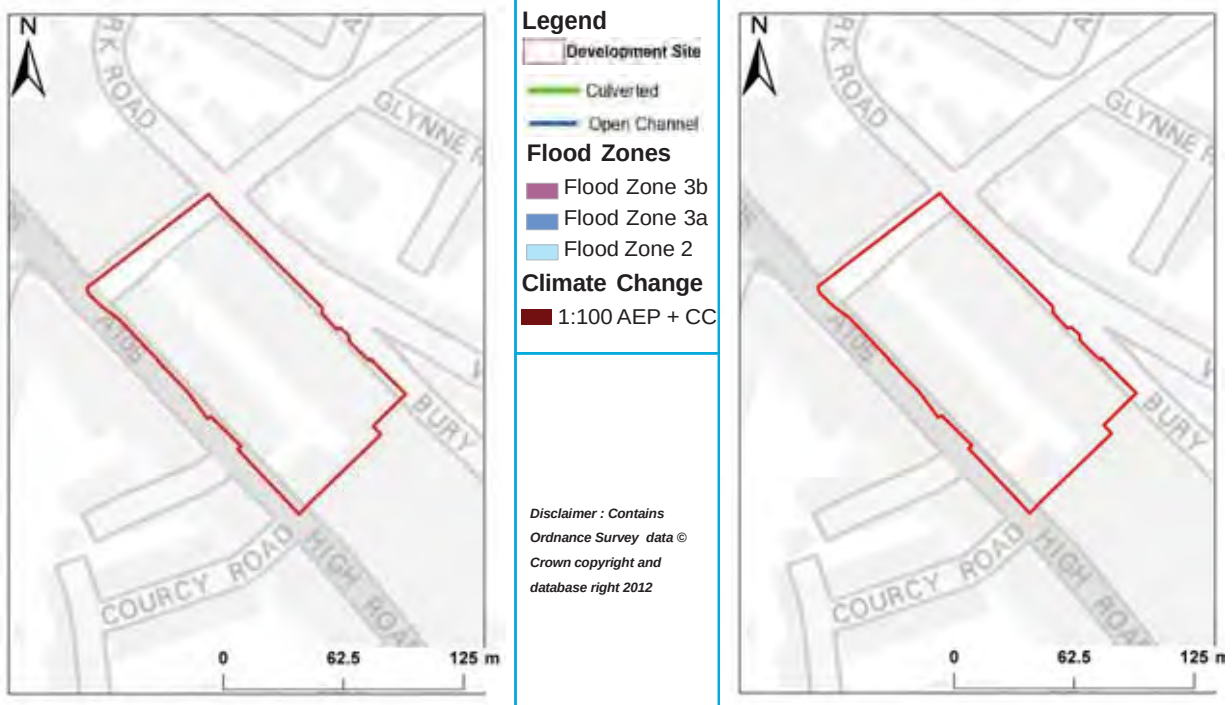
Table 1- 16 Bury Rd Car Park			
Site ID 16	**OS NGR**: 532226, 191570	**Area**: 12480 m²	**Site Code:** SA13

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_063

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 17%	**1:100 AEP (0.3m):** 7%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 30

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

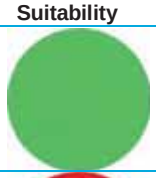
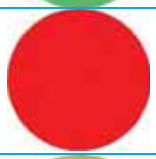
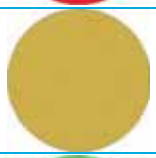
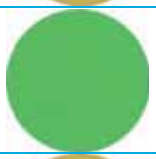
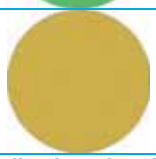
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 2. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 17 16-54 Wood Green High Rd			
Site ID 17	**OS NGR**: 531415, 189831	**Area**: 14446 m^2	**Site Code**: SA14
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_03	

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
	 *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

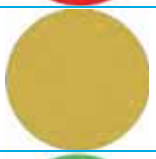
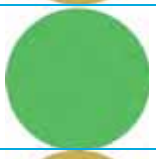
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 a FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 18 Land Between Westbury & Wymark Avenues			
Site ID 18	**OS NGR**: 531494, 189723	**Area**: 3593 m^2	**Site Code**: SA15
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.			
Flood Defence: None		**Drainage Area:** HDA_03	
Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

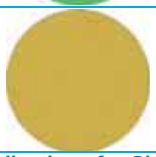
Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1.
• The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 19 Turnpike Lane Triangle

Site ID 19	**OS NGR**: 531549, 189700	**Area**: 1564 m^2	**Site Code**: SA16

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	0%	0%	0%	0%

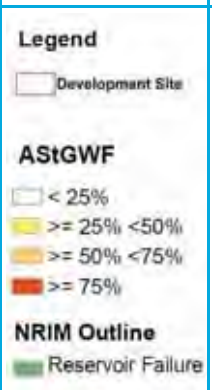
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

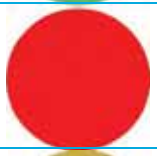
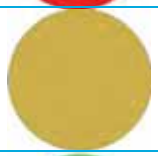
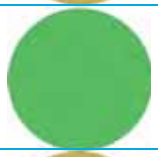
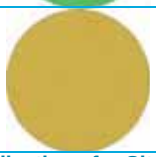
Surface Water - 1: 30 AEP

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1.
• The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

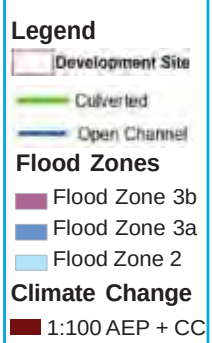
Table 1- 20 North of Hornsey Rail Depot			
Site ID 20	**OS NGR**: 530986, 189290	**Area**: 6895 m²	**Site Code:** SA17

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change



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Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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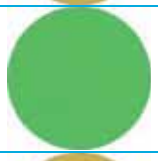
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

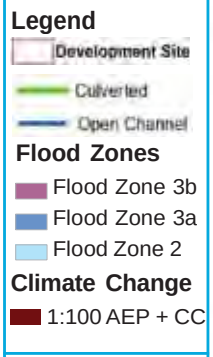
Table 1- 21 WG Cultural Quarter (north)			
Site ID 21	**OS NGR**: 530716, 190167	**Area**: 5175 m²	**Site Code:** SA18

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 4%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 28

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located within an area of superficial deposits. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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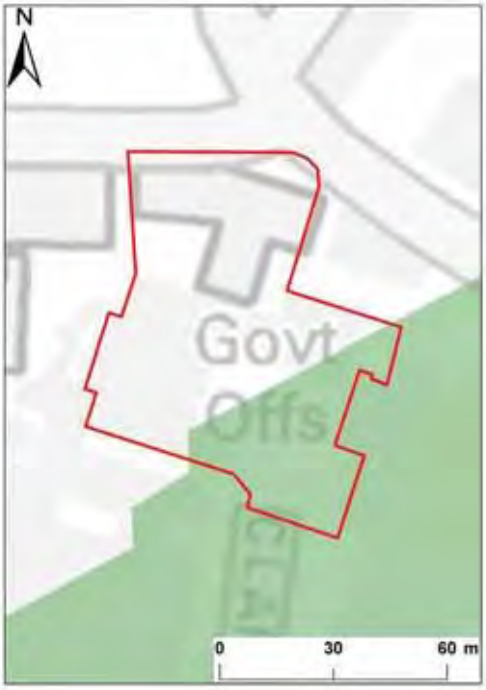
Reservoir



Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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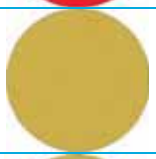
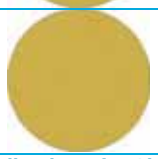
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due t o high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		Detention techniques may be suitable if a non-permeable liner is provided to prevent the ingress of groundwater.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water and inundation from a reservoir breach. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

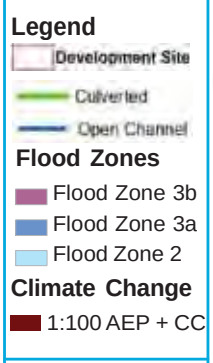
Table 1- 22 WG Cultural Quarter (south)			
Site ID 22	**OS NGR**: 530692, 190066	**Area**: 20036 m²	**Site Code:** SA19

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 13%	**1:30 AEP (0.3m):** 5%	**1:100 AEP (0.1m):** 18%	**1:100 AEP (0.3m):** 11%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 81

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located within an area of superficial deposits. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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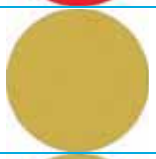
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due t o high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		Detention techniques may be suitable if a non-permeable liner is provided to prevent the ingress of groundwater.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water and inundation from a reservoir breach. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

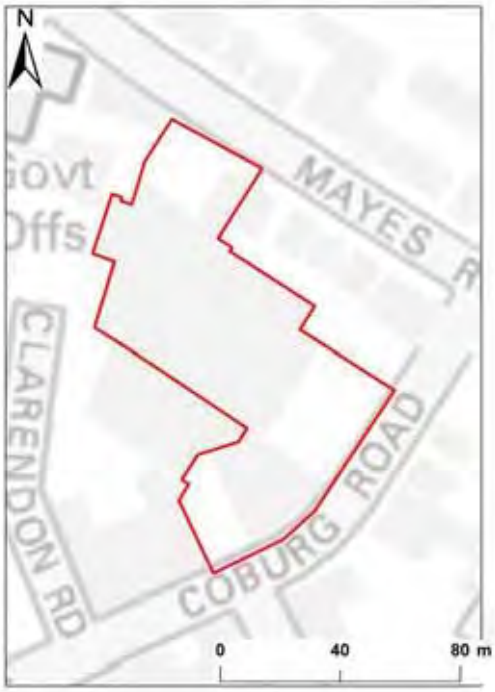
Table 1- 23 WG Cultural Quarter (east)			
Site ID 23	**OS NGR**: 530788, 190106	**Area**: 6881 m^2	**Site Code:** SA20

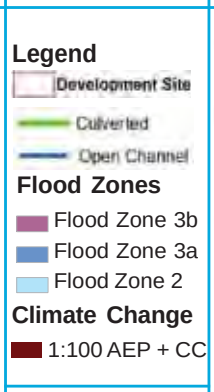
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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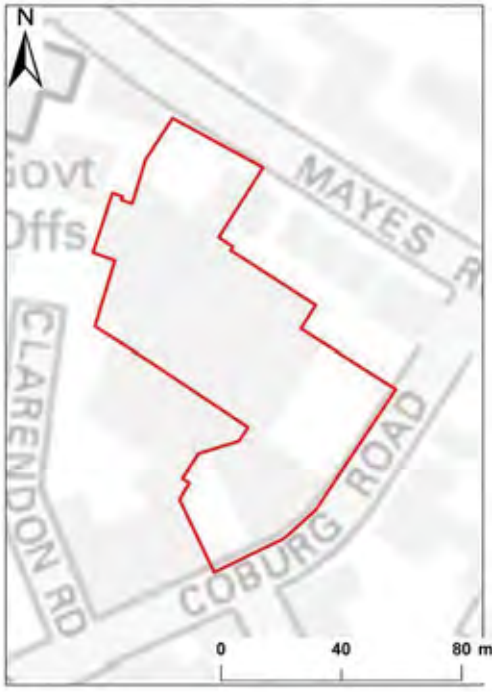
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 3%	**1:30 AEP (0.3m):** 1%	**1:100 AEP (0.1m):** 5%	**1:100 AEP (0.3m):** 2%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 99

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely an area of superficial deposits. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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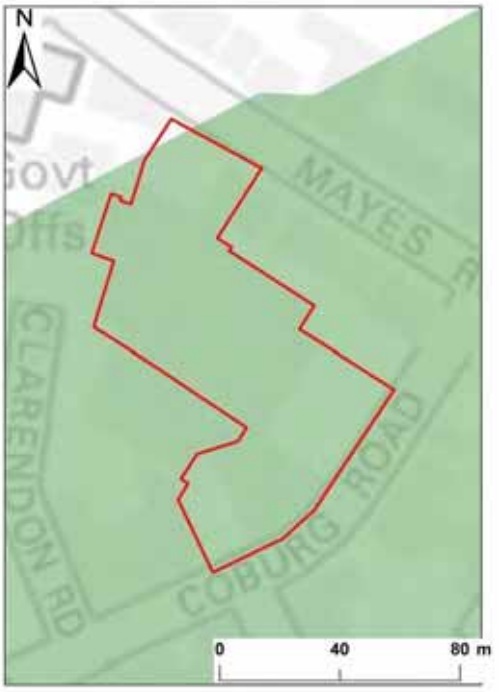
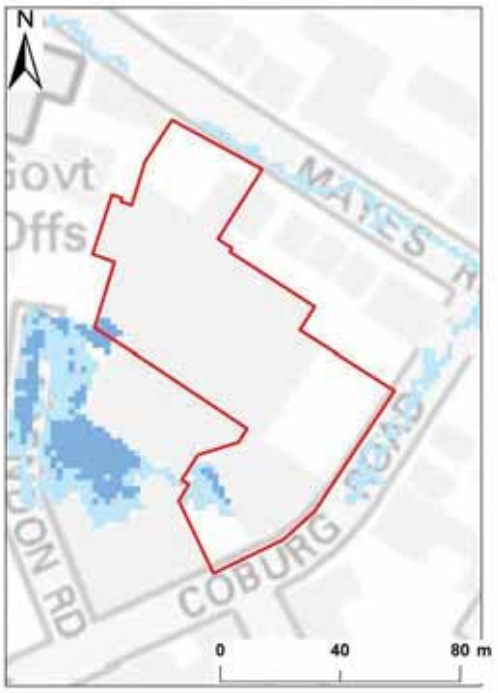
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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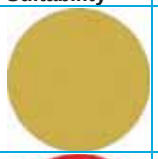
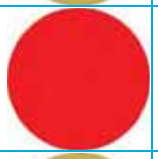
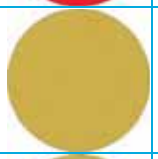
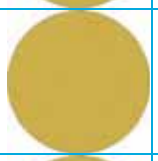
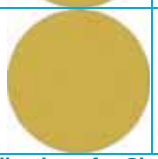
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due t o high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		Detention techniques may be suitable if a non-permeable liner is provided to prevent the ingress of groundwater.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water and inundation from a reservoir breach. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

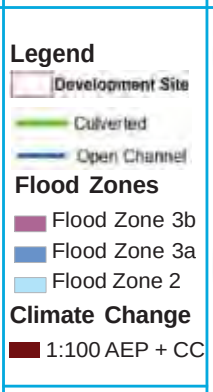
Table 1- 24 Clarendon Square Gateway			
Site ID 24	**OS NGR**: 531309, 189963	**Area**: 13404 m²	**Site Code:** SA21

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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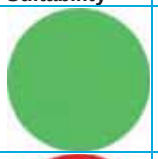
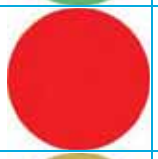
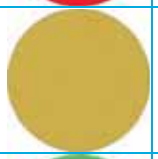
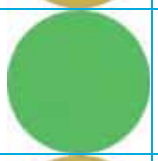
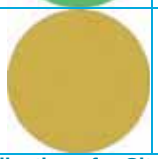
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1.

• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of flood risk.

• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1-25 Clarendon Square

Site ID 25	**OS NGR**: 530812, 189840	**Area**: 45174 m^2	**Site Code**: SA22

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Flood Defence present. Culverted channel runs through the site.	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Mary Nuenes Road, Coburg Road and Brook Road are affected in the 1:30 AEP and 1:200 AEP.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	2%	0%	5%	2%

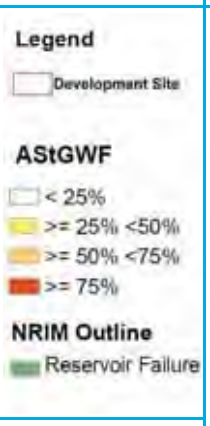
AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 39

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~50% of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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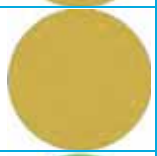
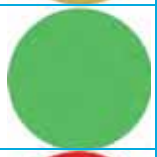
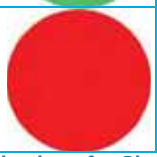
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests that ~50% of the site has underlying soil that is likely to be permeable. It should be noted, infiltration is not likely to be suitable on contaminated land unless the system is appropriately lined. This site is located within an EA source protection zone.
Detention		Detention techniques may be suitable if a non-permeable liner is provided to prevent the ingress of groundwater.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
• A Main River flows through the site. Developers should note that a Flood Defence Consent is required for development in, under or over the watercourse. A consent is also required if development is within 8m of the Main River. Flood Defence. Consents are available from the Environment Agency. Liaison with the Environment Agency is recommended during the early stages of the development.

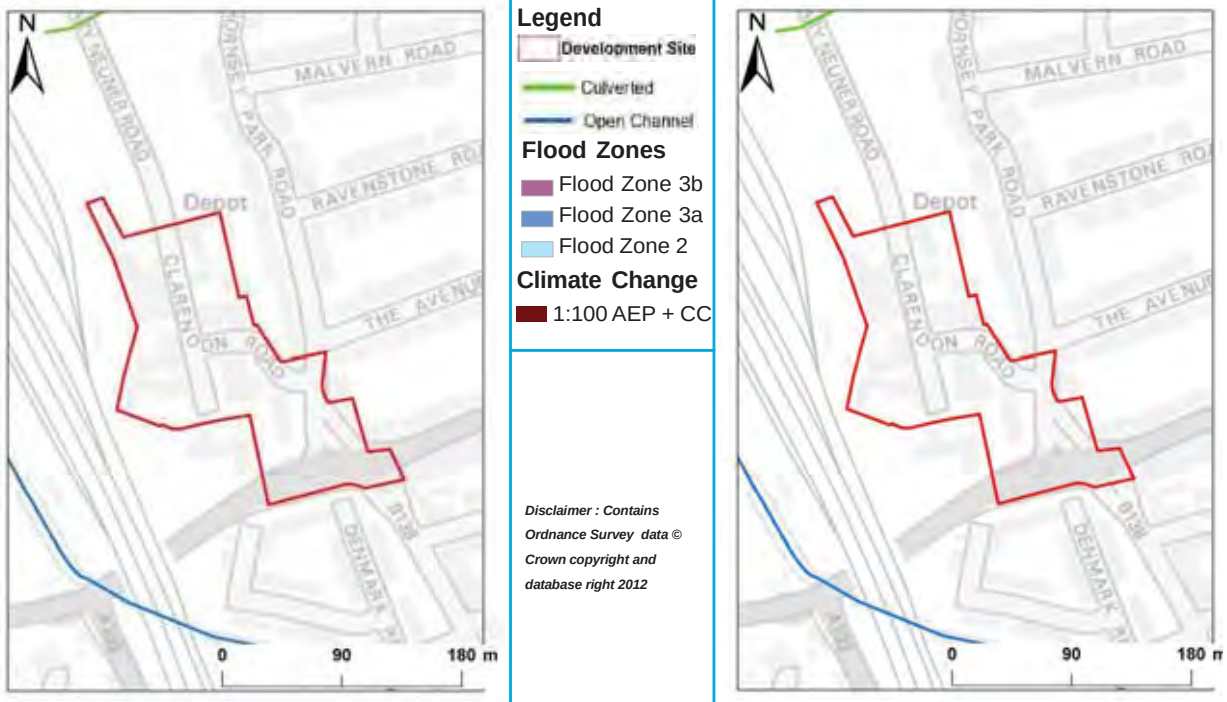
Table 1- 26 Clarendon Rd South			
Site ID 26	**OS NGR**: 529814, 191156	**Area**: 21958 m²	**Site Code:** SA23

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_02

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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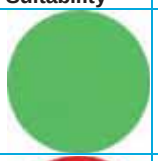
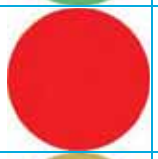
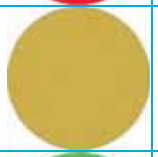
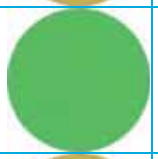
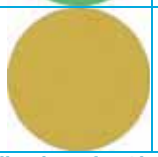
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

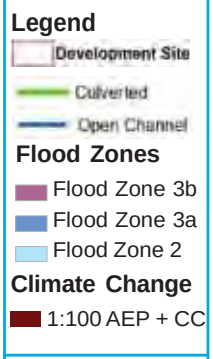
Table 1- 27 NW of Clarendon Square			
Site ID 27	**OS NGR**: 530695, 189930	**Area**: 2936 m^2	**Site Code:** SA24

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk around site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 73

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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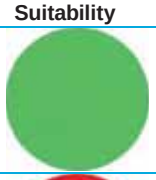
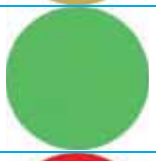
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

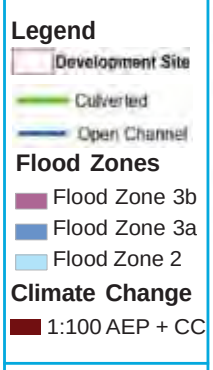
Table 1- 28 L/A to Cornonation Sidings			
Site ID 28	**OS NGR**: 530591, 190016	**Area**: 9034 m^2	**Site Code:** SA25

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 1%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 72

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show permeable superficial deposits near the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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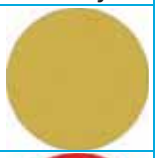
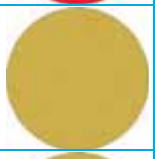
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due t o high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.

• The main risk to the site is from surface water and a reservoir breach. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of flood risk.

• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

• A FRA will need to demonstrate that development at this location can be made safe.

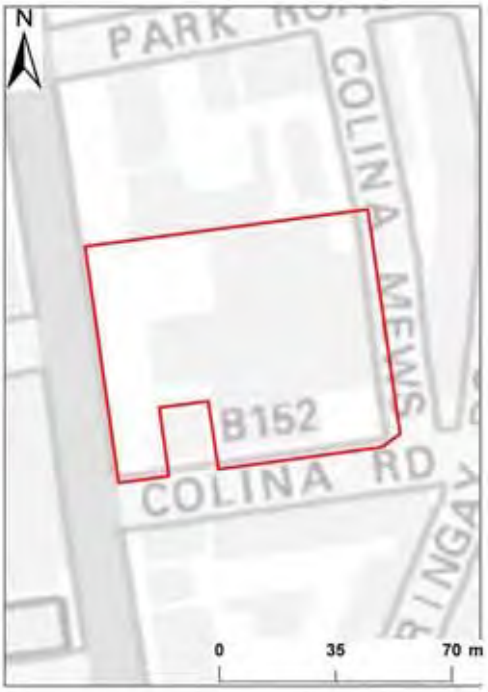
Table 1- 29 Hawes & Curtis			
Site ID 29	**OS NGR**: 531781, 188978	**Area**: 5824 m^2	**Site Code:** SA26

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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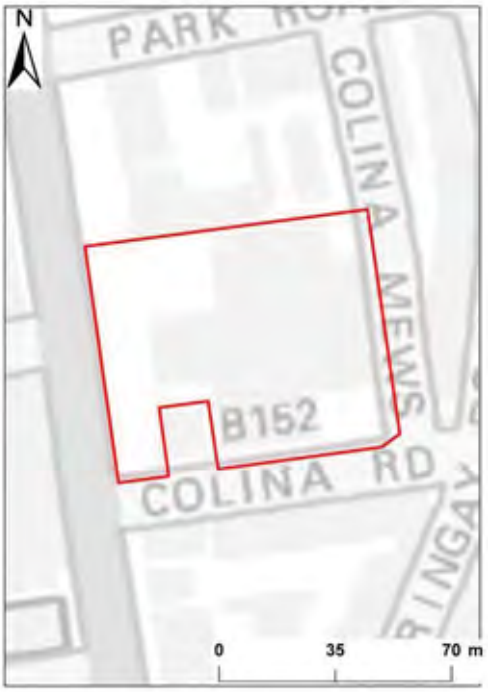
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Colina Road is estimated to be flooded by the 1:30 AEP and 1:200 AEP.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 0%

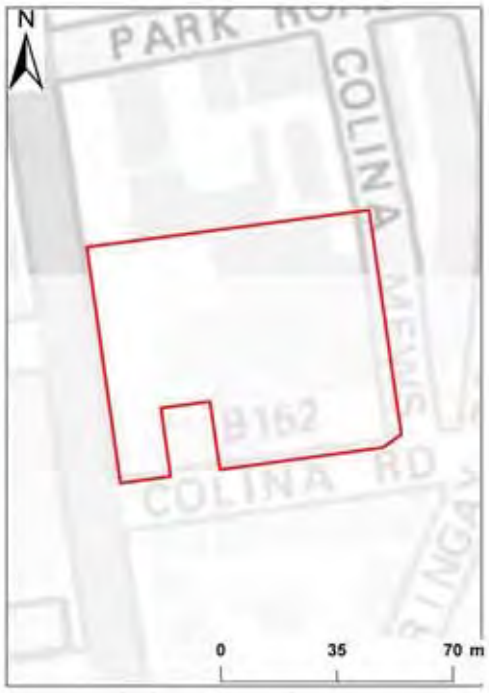
AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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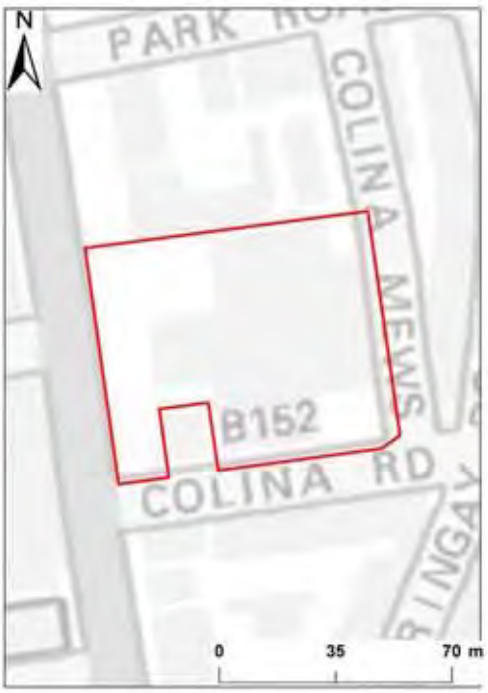
Reservoir



Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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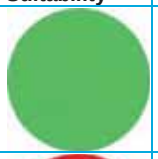
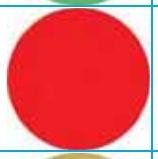
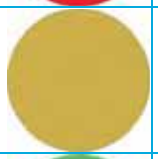
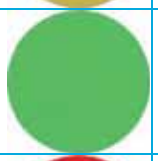
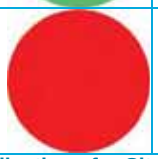
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

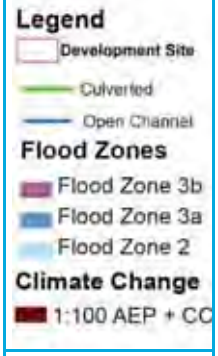
Table 1- 30 Wightman Road			
Site ID 30	**OS NGR**: 531445, 188132	**Area**: 5703 m^2	**Site Code**: SA27

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Mostly Group4_057 with some HDA_06

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: <25	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

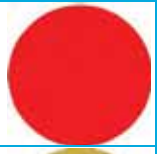
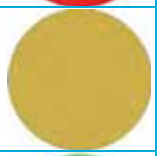
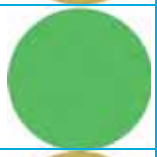
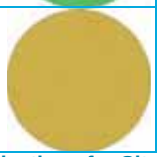
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 31 St Ann's Hospital			
Site ID 31	**OS NGR**: 532442, 188546	**Area**: 114499 m²	**Site Code:** SA28

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. There are no specific flow routes on the site, however the model results shows several areas of ponding on the site.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 1%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 42

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Crouch Hill Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

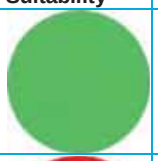
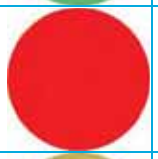
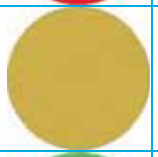
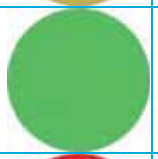
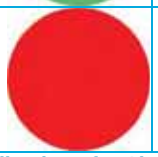
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 32 Arena Retail Park			
Site ID 32	**OS NGR**: 531999, 188124	**Area**: 54138 m²	**Site Code:** SA29

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 2%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 5%	**1:100 AEP (0.3m):** 1%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 57

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Crouch Hill reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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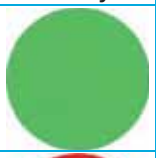
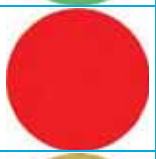
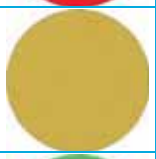
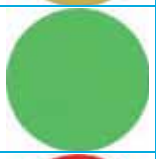
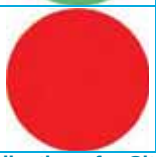
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 33 Arena Design Centre

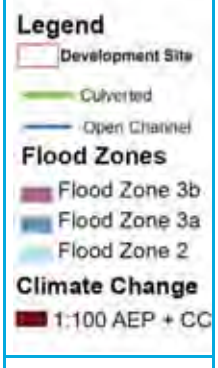
Site ID 33	**OS NGR**: 532329, 188306	**Area**: 9601 m^2	**Site Code**: SA30

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	0%	0%	0%	0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 44

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Crouch Hill Reservoir. It should be noted that this map are used for indicative purposes only.

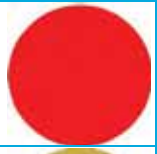
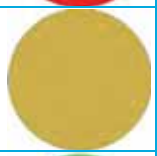
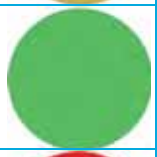
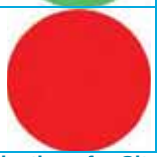
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
• A FRA will need to demonstrate that development at this location can be made safe.

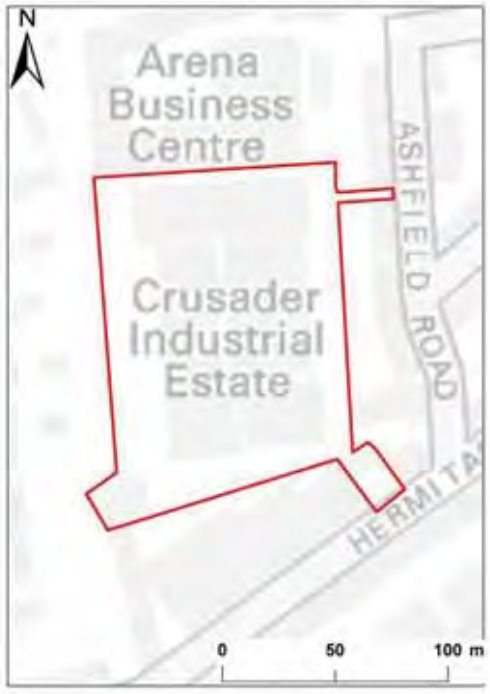
Table 1- 34 Crusader Industrial Estate			
Site ID 34	**OS NGR**: 532324, 188190	**Area**: 15855 m²	**Site Code:** SA31

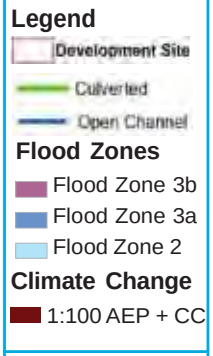
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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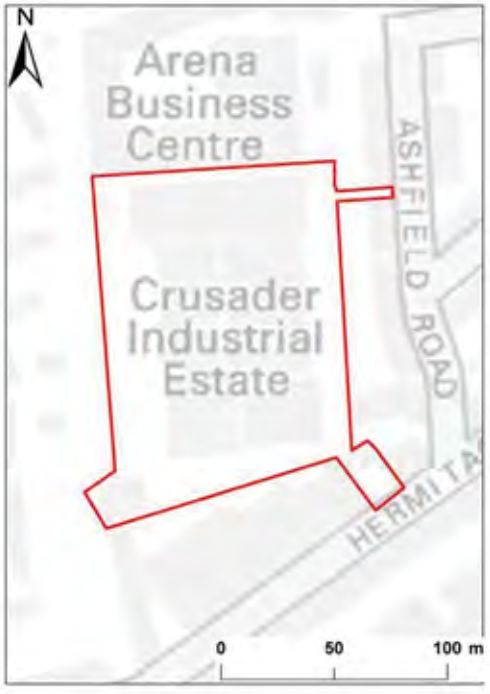
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

Reservoir Failure

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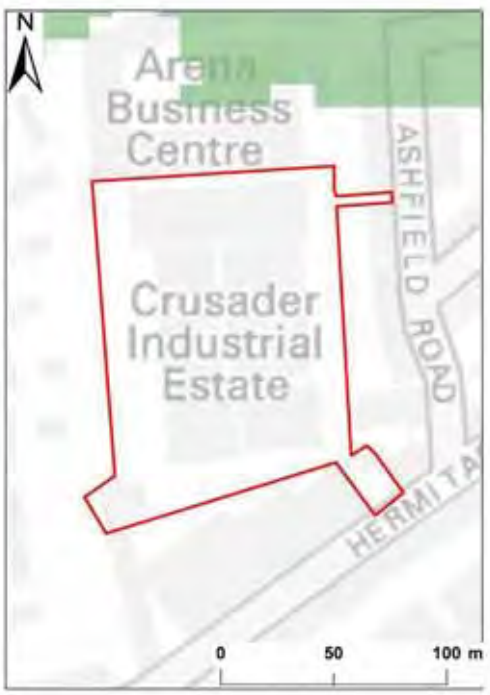
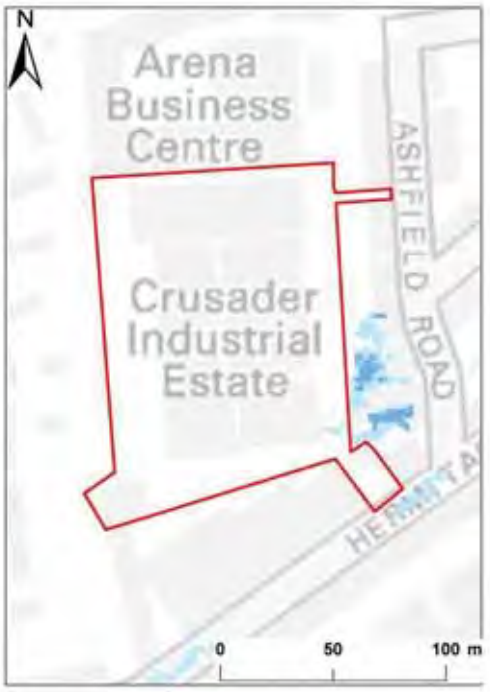
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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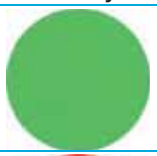
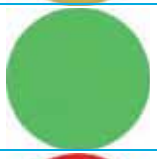
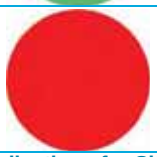
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 35 Omega Works

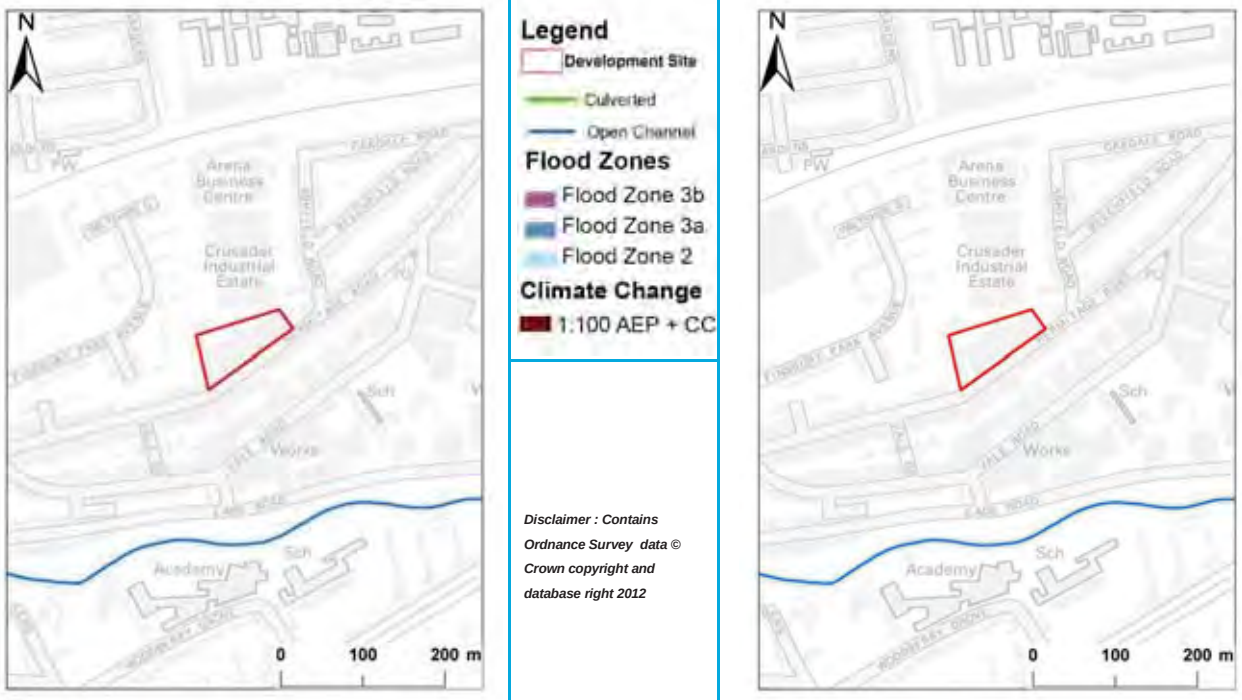
Site ID 35	**OS NGR**: 532326, 188092	**Area**: 5411 m^2	**Site Code**: SA32

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	0%	0%

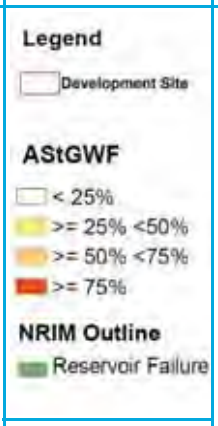
AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



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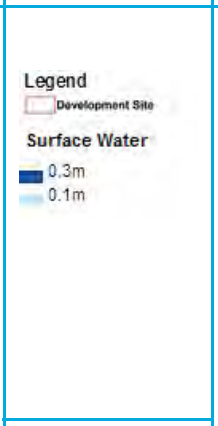
Reservoir

Surface Water - 1: 30 AEP

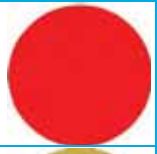
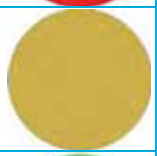
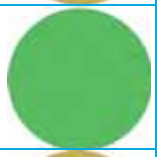


Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 36 Vale Rd & Eade Rd

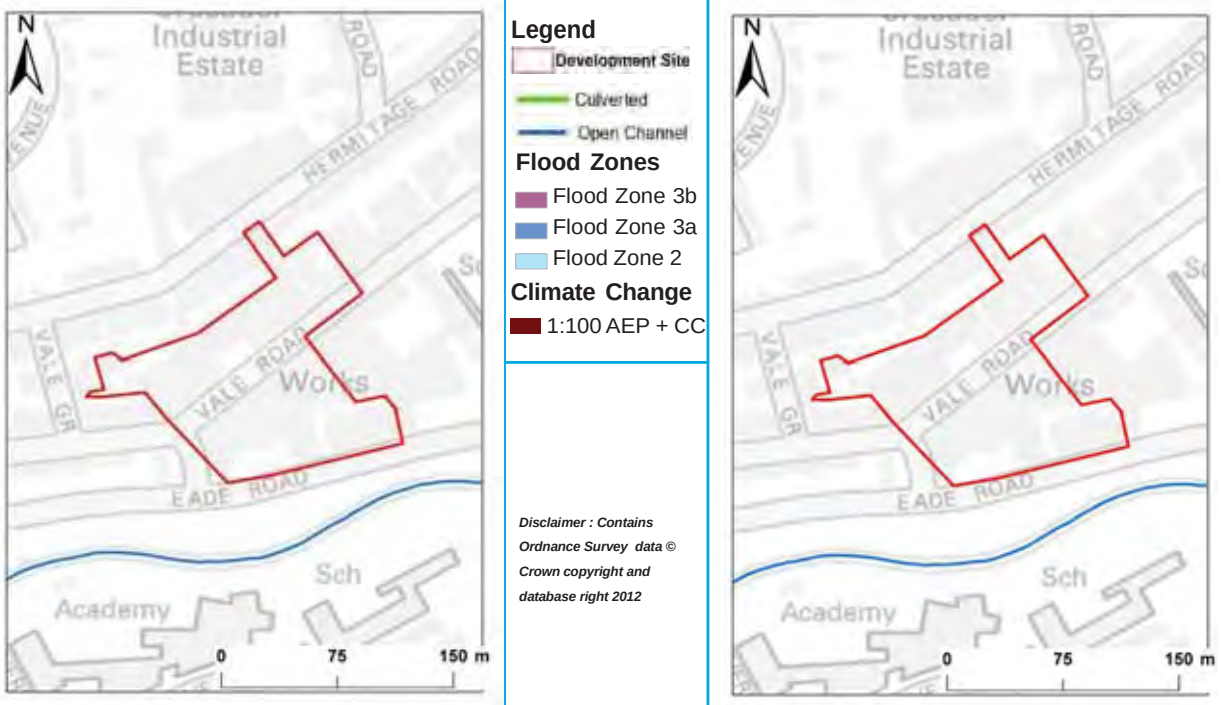
Site ID 36	**OS NGR**: 532354, 187967	**Area**: 15254 m²	**Site Code:** SA33

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	1%	0%	1%	1%

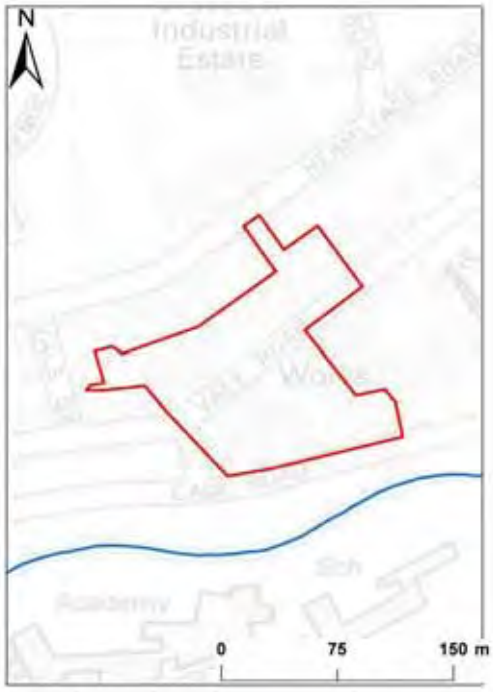
AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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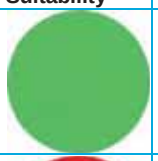
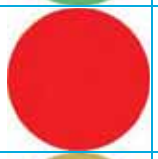
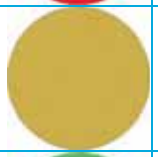
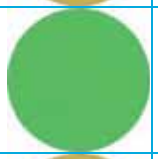
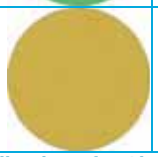
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.

• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of flood risk.

• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

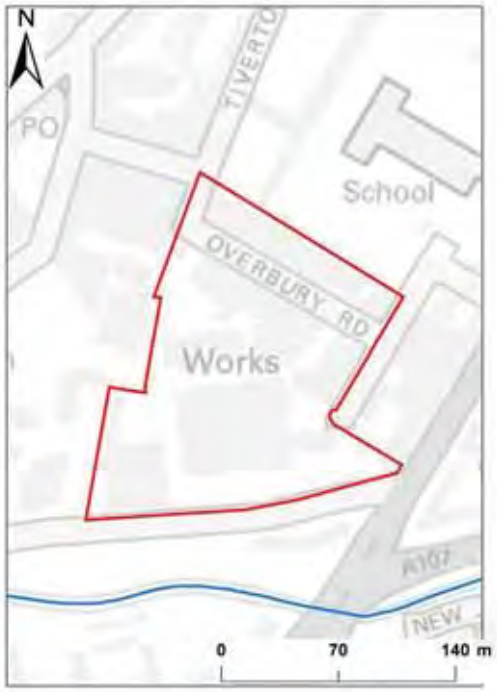
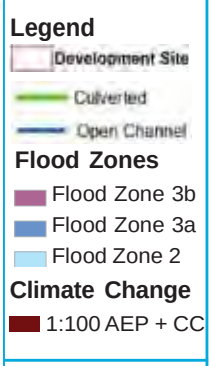
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 37 Overbury Rd			
Site ID 37	**OS NGR**: 533312, 188586	**Area**: 23949 m^2	**Site Code:** SA34

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present; culverted Stonebridge Brook runs underneath this site.	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
		

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Stoke Newington (east) and Stoke Newington (west) Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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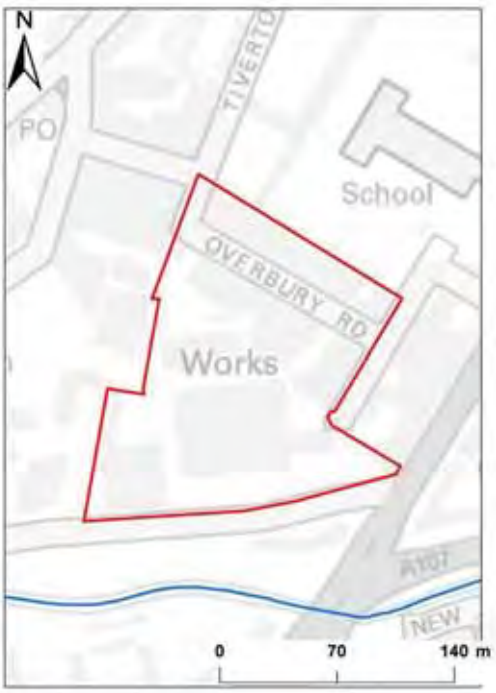
Reservoir



Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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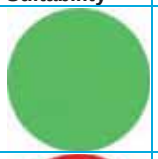
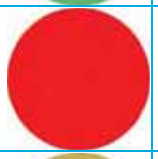
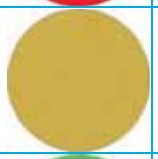
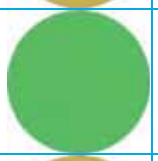
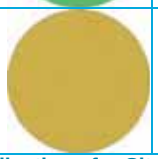
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.

• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of flood risk.

• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 38 Land behind Seven Sisters & Tewkesbury Rd

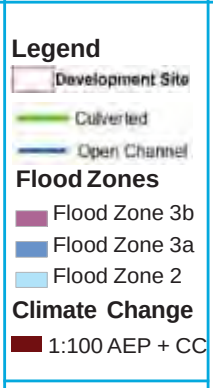
Site ID 38	OS NGR: 534290, 189015	Area: 5289 m²	Site Code: SA35

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 2, with a small portion of the site within Flood Zone 1.
Development in Flood Zone 1 does not require the Exception Test.
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Essential infrastructure classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present; culverted Stonebridge and Moselle Brooks run underneath this site.	Drainage Area: HDA_04

Flood Zone Coverage:	FZ1: 100%	FZ2: 0%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m): 0%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 0%	1:100 AEP (0.3m): 0%

AStGWF: < 25%	% of Superficial Deposits: 0	NRIM (%): 0

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, High Maynard, Lockwood, East Warwick, King George V, West Warwick, Walthamstow No. 5, Walthamstow No. 4 and William Girling Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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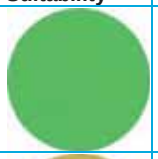
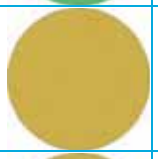
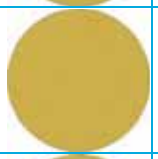
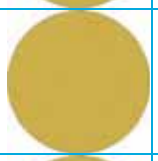
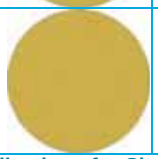
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 2. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

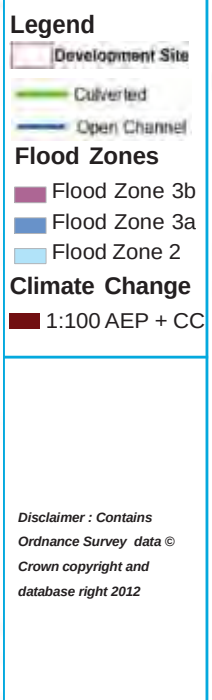
Table 1- 39 Finsbury Park Bowling Alley			
Site ID 39	**OS NGR**: 531445, 188132	**Area**: 5700 m^2	**Site Code:** SA36

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Mostly Group4_057 with some HDA_06

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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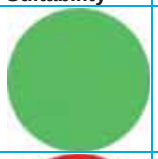
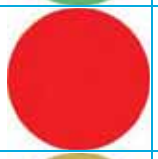
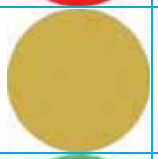
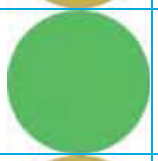
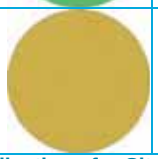
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

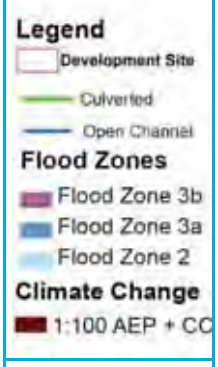
- The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP.
- The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 40 18-20 Stroud Green Road			
Site ID 40	**OS NGR**: 531311, 186997	**Area**: 4871 m^2	**Site Code**: SA37

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_06

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
	 *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	0%	0%

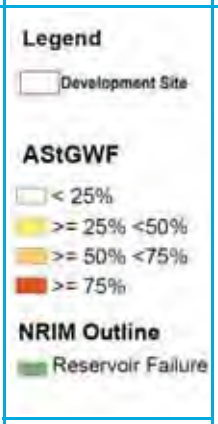
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: None

Groundwater



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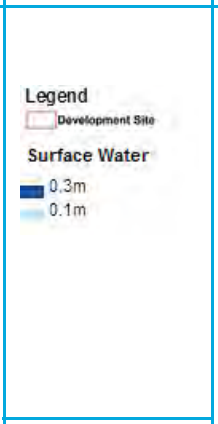
Reservoir

Surface Water - 1: 30 AEP



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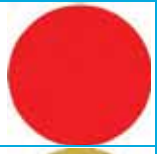
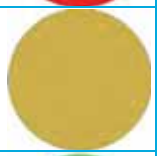
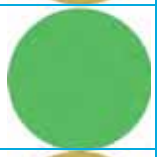
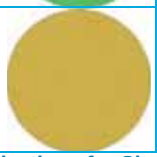
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

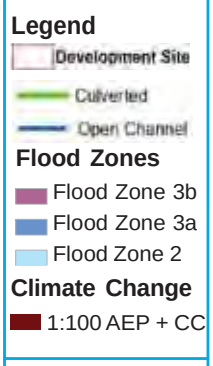
• The site is located within Flood Zone 1.
• The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 41 460-470 Archway Rd			
Site ID 41	**OS NGR**: 528349, 187949	**Area**: 9476 m²	**Site Code:** SA38

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present; culverted Moselle Brook runs underneath this site.	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones		Climate Change
		

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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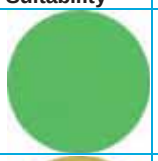
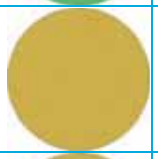
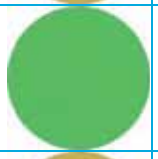
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level. A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 42 Highgate Rail			
Site ID 42	**OS NGR**: 528627, 188121	**Area**: 18458 m^2	**Site Code:** SA39

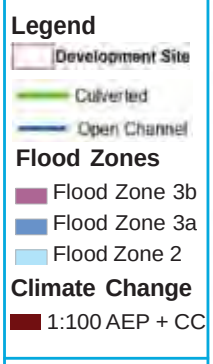
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present; culverted Moselle Brook runs underneath this site.

Drainage Area: Group4_055

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 1%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6- 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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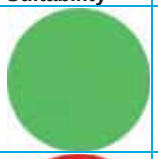
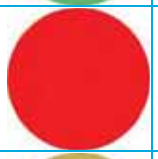
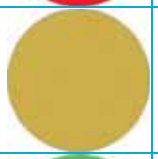
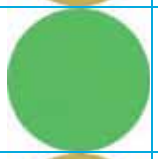
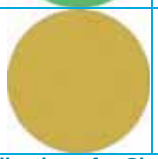
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

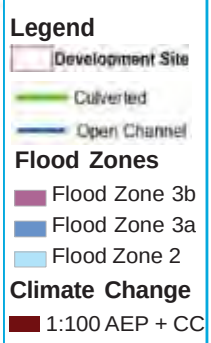
Table 1- 43 Gonnerman Antiques			
Site ID 43	**OS NGR**: 528776, 188033	**Area**: 6325 m^2	**Site Code:** SA40

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_055

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6- 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

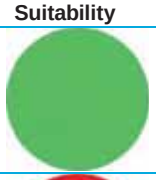
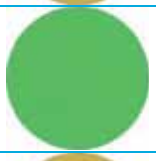
- 0.3m
- 0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 44 Highgate School

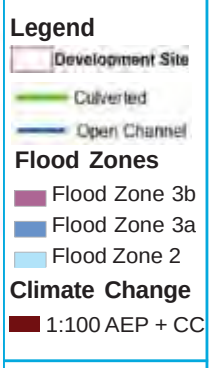
Site ID 44	OS NGR: 527793, 187675	Area: 160575 m²	Site Code: SA41

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present; culverted Moselle Brook runs underneath this site.	Drainage Area: Mainly HDA_01 with some in Group4_062

Flood Zone Coverage:	FZ1: 100%	FZ2: 0%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	1%	1%	2%	2%

AStGWF: Outside Risk Area	% of Superficial Deposits: 0	NRIM (%): 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6-10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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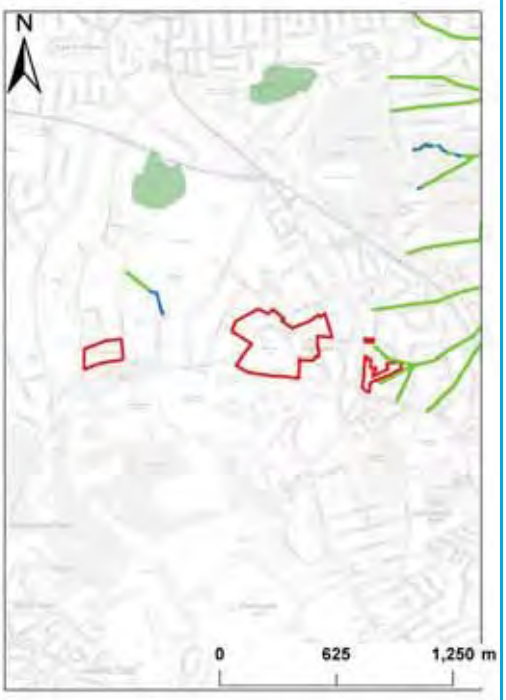
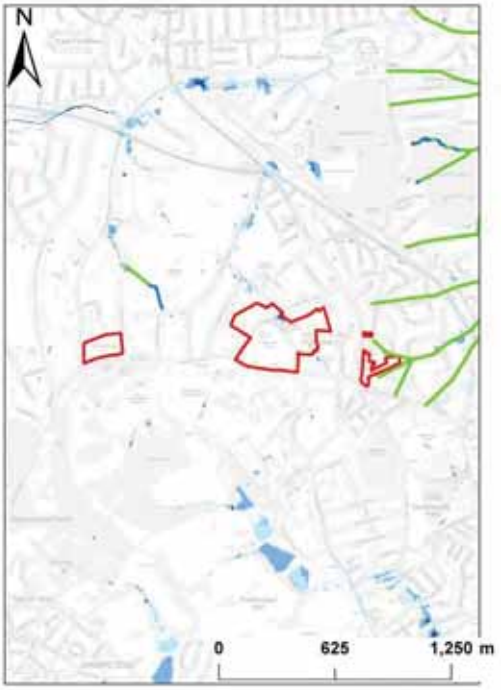
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

0.3m

0.1m

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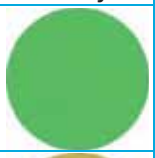
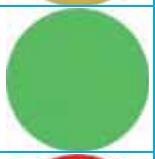
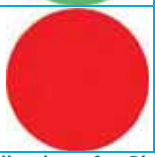
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable .
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from fluvial flooding and surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

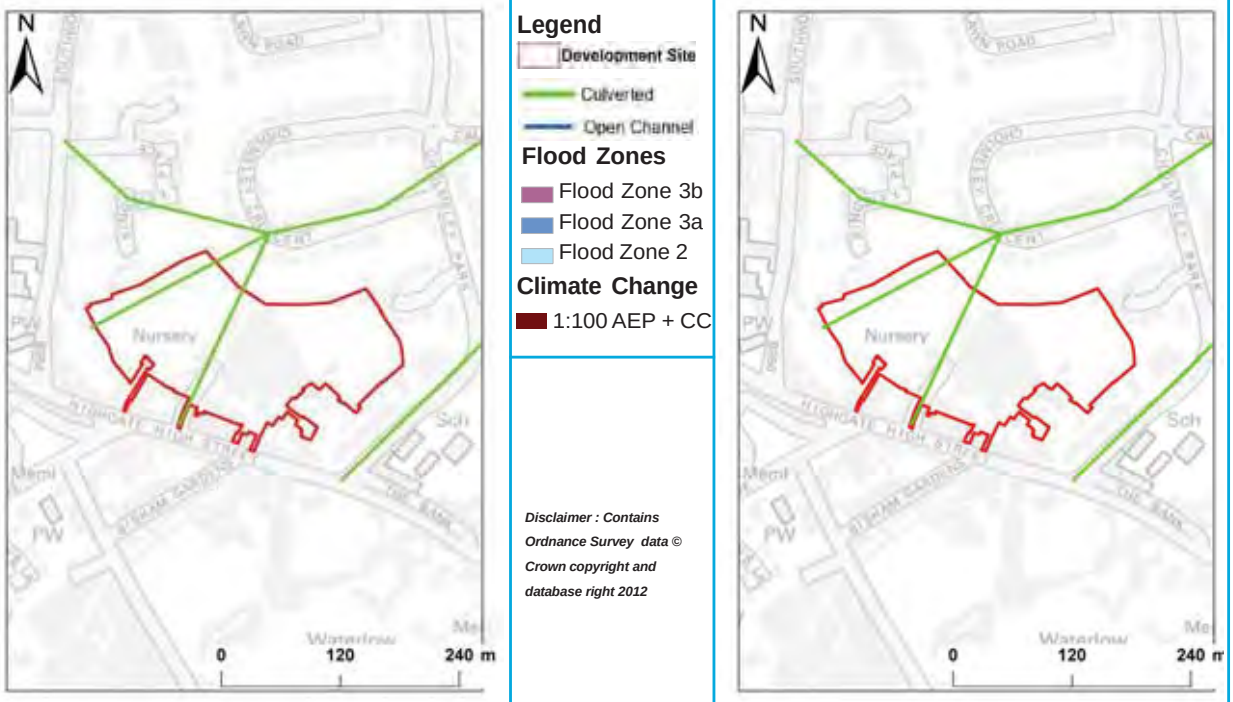
Table 1- 45 Highgate Bowl			
Site ID 45	**OS NGR**: 528001, 188515	**Area**: 33202 m²	**Site Code:** SA42

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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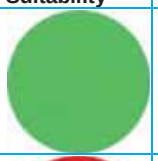
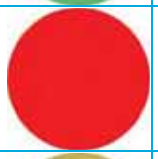
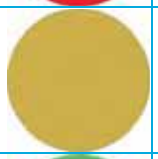
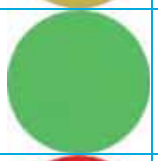
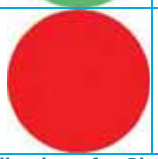
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitabl.e
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level. A FRA will need to demonstrate that development at this location can be made safe.

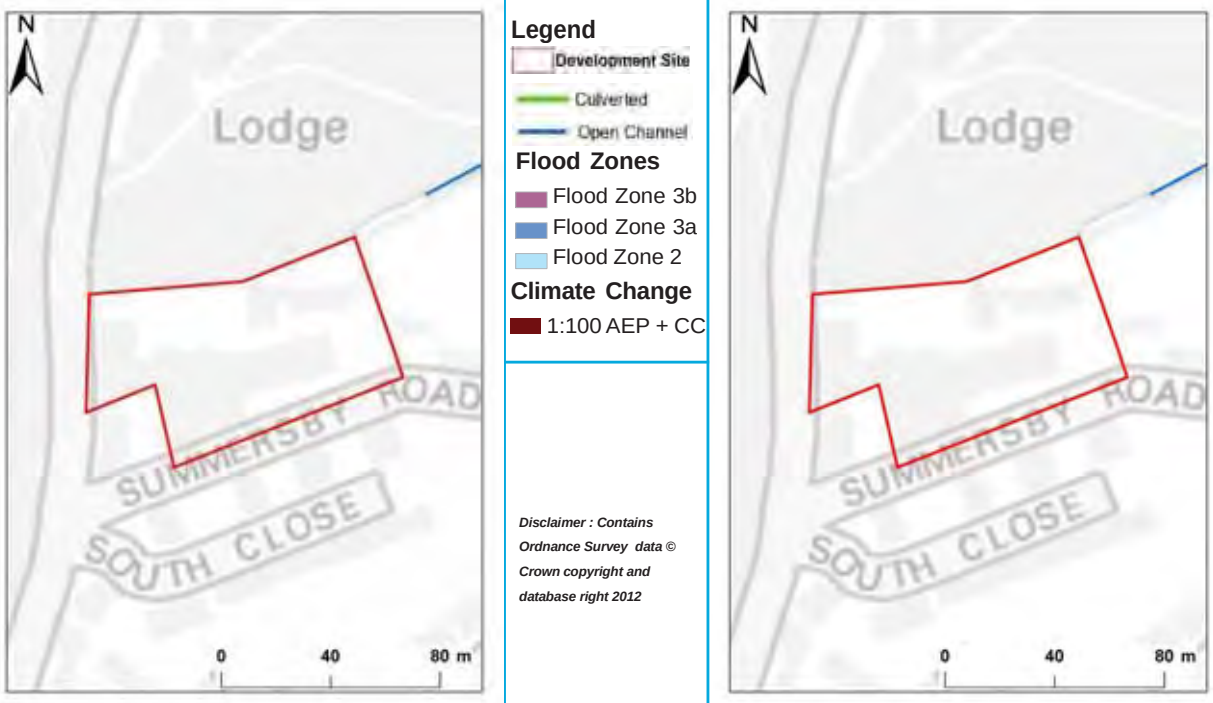
Table 1- 46 Summerbury Rd			
Site ID 46	**OS NGR**: 531999, 188124	**Area**: 5753 m^2	**Site Code:** SA43

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Road is inundated in the 1:30 AEP and 1:200 AEP.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

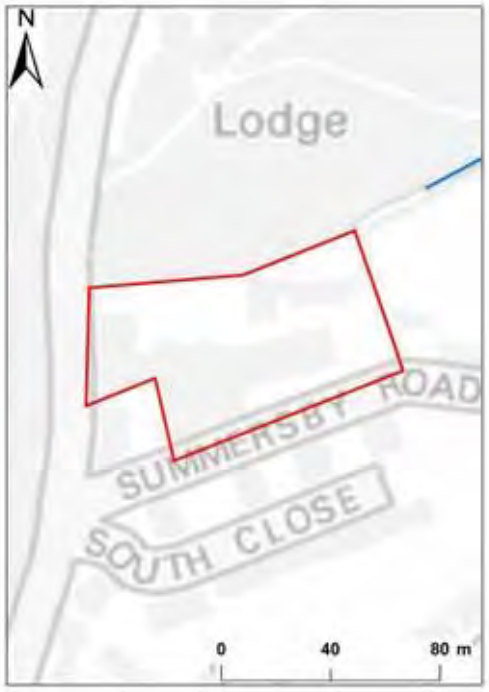
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Crouch Hill reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

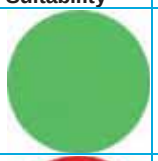
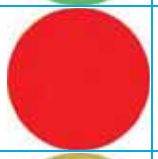
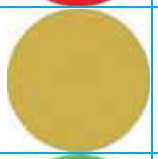
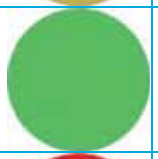
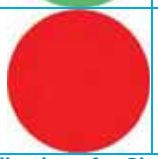
- 0.3m
- 0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

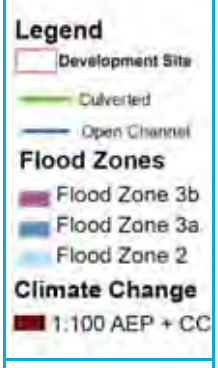
Table 1- 47 Hillcrest			
Site ID 47	**OS NGR**: 528349, 187949	**Area**: 22934 m^2	**Site Code**: SA44

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present; culverted Moselle Brook runs underneath this site.	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 1%

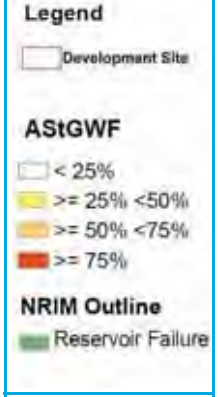
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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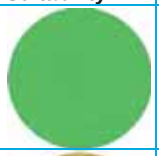
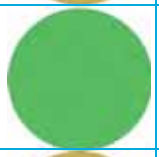
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level. A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 48 Highgate Magistrates Court			
Site ID 48	**OS NGR**: 528274, 188248	**Area**: 4589 m^2	**Site Code**: SA45

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

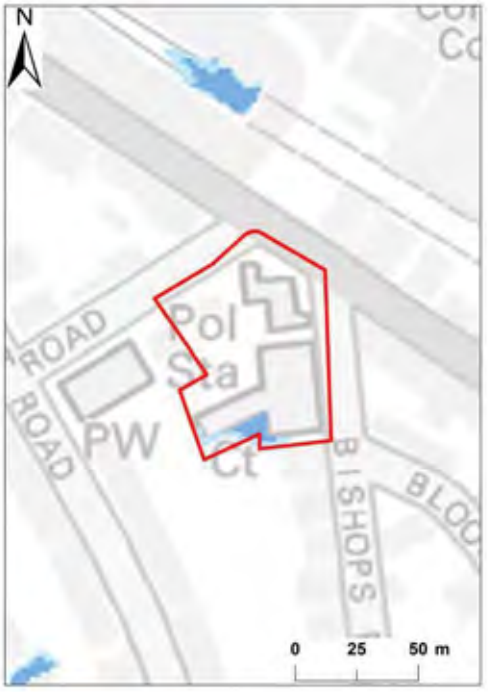
% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 6%	**1:30 AEP (0.3m):** 5%	**1:100 AEP (0.1m):** 8%	**1:100 AEP (0.3m):** 6%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

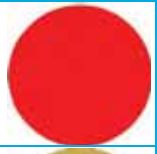
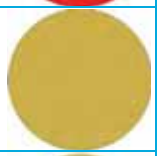
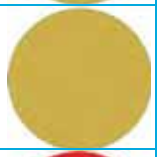
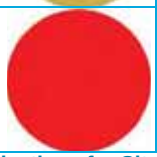
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and not within a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is not required.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 49 Hornsey Depot			
Site ID 49	**OS NGR**: 530608, 189503	**Area**: 22722 m^2	**Site Code:** SA46

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Flood Defence present at the site; a culverted section of the Moselle Brook runs through the site.

Drainage Area: Mostly Group 4_055 with some HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Legend

- Development Site
- Culverted
- Open Channel

Flood Zones

- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

Climate Change

- 1:100 AEP + CC

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: According to the results of the LB of Haringey SWMP, the site is estimated to be at risk from surface water. This is the mains source of flood risk to the site with most of site estimated to be effected by the 1:200 AEP surface water event. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 8%	**1:30 AEP (0.3m):** 3%	**1:100 AEP (0.1m):** 31%	**1:100 AEP (0.3m):** 26%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 72

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the High Maynard Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~35% of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Emergency Planning Unit recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

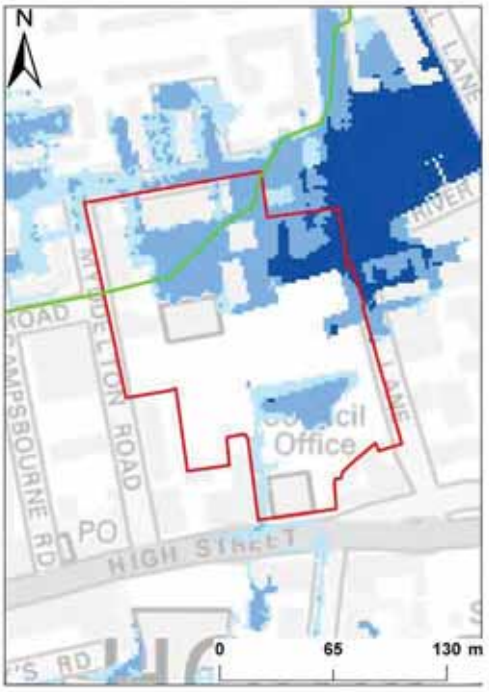
Development Site

Surface Water

- 0.3m
- 0.1m

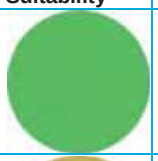
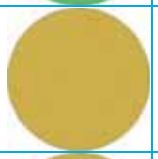
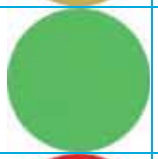
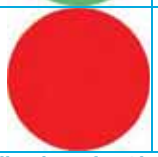
Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests underlying soil is likely to be permeable. It should be noted, infiltration is not likely to be suitable on contaminated land unless the system is appropriately lined. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.

•The Moselle Brook (Main River) flows in culvert through the site. Developers should note that a Flood Defence Consent is required under the Land Drainage Byelaws for any development within 8m of the Moselle Brook. Flood Defence. Consents are available from the Environment Agency.

• Redevelopment of the site will involve residential and community use.

• The main risk to the site is from surface water. The LB of Haringey SWMP have grouped this area within a Critical Drainage Area. (Group04_55). A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.

• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.

• Assessment for runoff should include allowance for climate change effects.

• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.

• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.

• Self Contained Basement dwellings should not be located within areas of pluvial or fluvial flood risk. Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

A FRA will need to demonstrate that development at this location can be made safe.

• A Main River flows through the site. Developers should note that a Flood Defence Consent is required for development in, under or over the watercourse. A consent is also required if development is within 8m of the Main River. Flood Defence. Consents are available from the Environment Agency. Liaison with the Environment Agency is recommended during the early stages of the development.

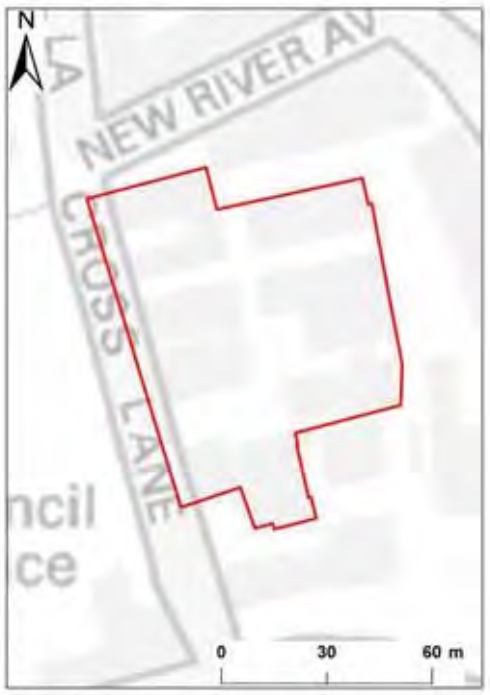
Table 1- 50Cross Lane			
Site ID 50	**OS NGR**: 530624, 189457	**Area**: 6026 m^2	**Site Code:** SA47

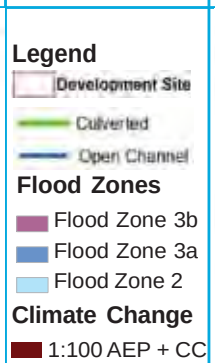
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group 4_055

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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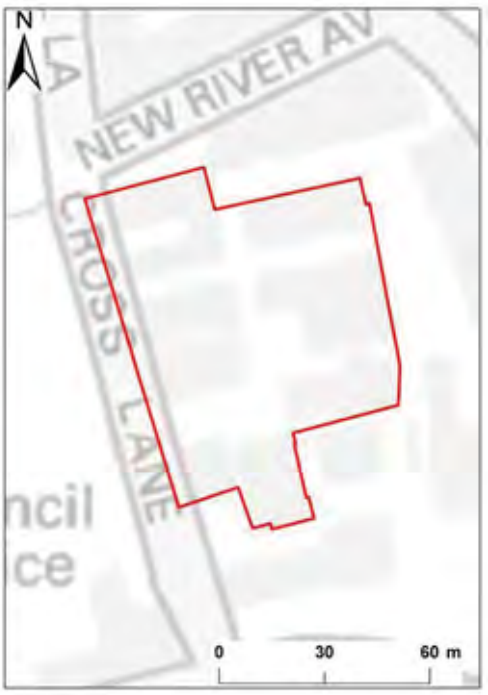
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. The LB of Haringey SWMP estimates Hornsey Depot to be at risk from the 1:200 AEP surface water event.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 17%	**1:100 AEP (0.3m):** 15%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 29

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the High Maynard Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~35% of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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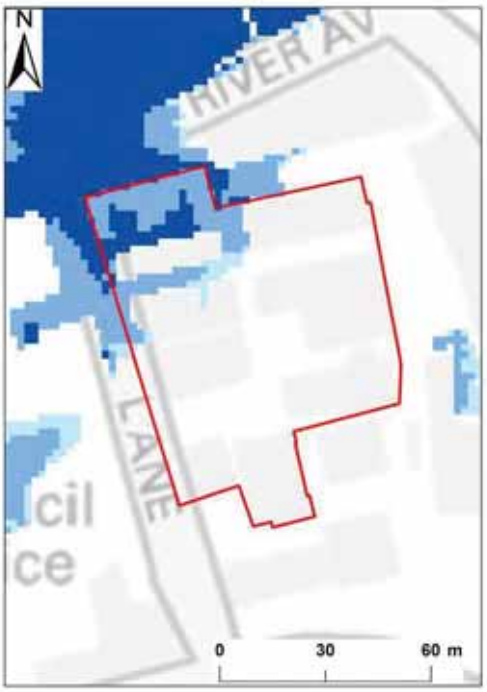
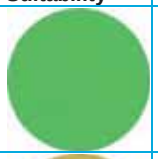
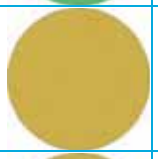
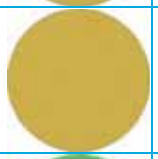
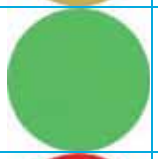
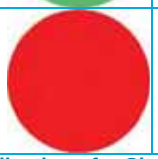
Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests underlying soil is likely to be permeable. It should be noted, infiltration is not likely to be suitable on contaminated land unless the system is appropriately lined. This site is located within an EA source protections zone,
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• Redevelopment of the site will involve residential and community use.
• The main risk to the site is from surface water. The LB of Haringey SWMP have grouped this area within a Critical Drainage Area. (Group04_55). A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of pluvial or fluvial flood risk. Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
A FRA will need to demonstrate that development at this location can be made safe.
• A Main River flows through the site. Developers should note that a Flood Defence Consent may be required from the EA.

Table 1- 51 Hornsey Town Hall			
Site ID 51	**OS NGR**: 530204, 188327	**Area**: 14016 m^2	**Site Code:** SA48

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Mostly Group4_056 with some Group4_055

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Legend

Development Site
Culverted
Open Channel

Flood Zones

Flood Zone 3b
Flood Zone 3a
Flood Zone 2

Climate Change

1:100 AEP + CC

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Hatherly Gardens is estimated to be at risk. Land surrounding Hornsey Town Hall and the library are perceived to be at risk also.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 1%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps to not be at risk from flooding from Reservoirs.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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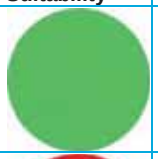
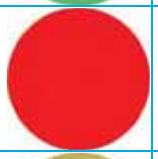
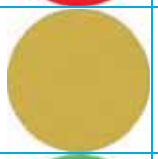
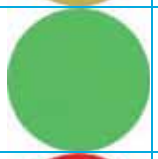
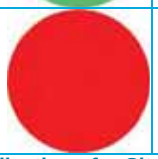
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests the underlying soil type may hinder the performance of such devices and therefore would not be viable.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated.
Filtration		This option is probably feasible, however underlying soils are described as contaminated, proposed features may require a liner.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

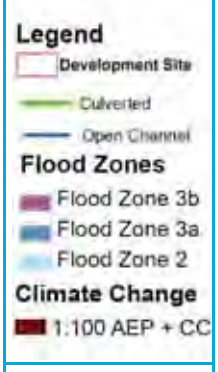
Table 1- 52 Lynton Road			
Site ID 52	**OS NGR**: 529905, 188716	**Area**: 5147 m^2	**Site Code**: SA49

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: The Moselle Brook runs through the site culverted	**Drainage Area:** Group4_055

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 2%	**1:30 AEP (0.3m):** 1%	**1:100 AEP (0.1m):** 4%	**1:100 AEP (0.3m):** 3%

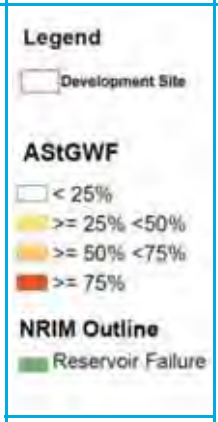
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 21 - 50 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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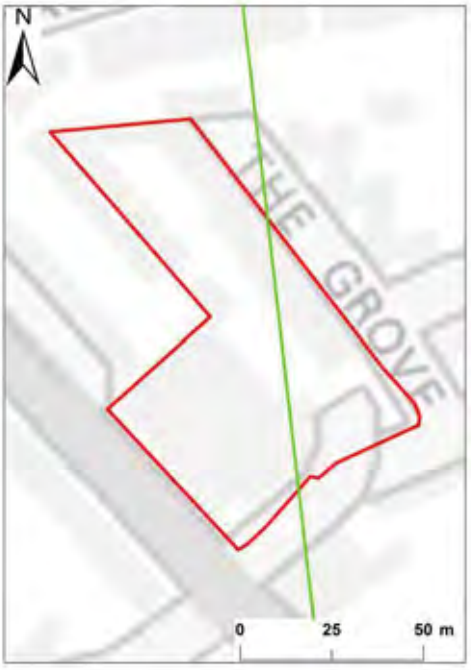
Reservoir



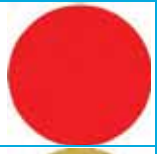
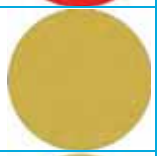
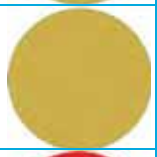
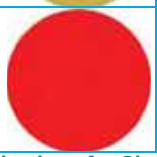
Surface Water - 1: 30 AEP

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

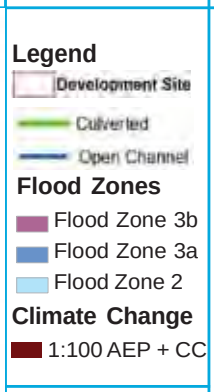
Table 1- 53 LB Civic Centre			
Site ID 53	**OS NGR**: 530834, 190723	**Area**: 10896 m²	**Site Code:** SA5

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Mostly Group4_010 with some HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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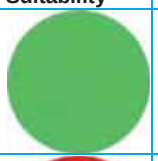
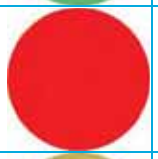
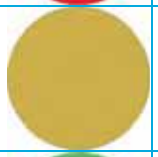
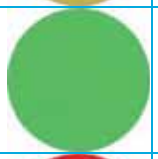
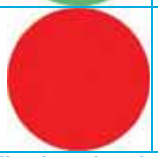
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone,
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

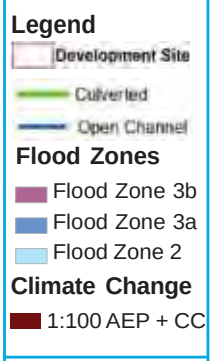
Table 1- 54 St Luke's Hospital			
Site ID 54	**OS NGR**: 528333, 189256	**Area**: 21753 m^2	**Site Code:** SA50

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. There is estimated to be much ponding around the existing hospital building on the site.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 1%

AStGWF: < 25%	**% of Superficial Deposits:** 2	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. A small portion of this site has an area of superficial deposits.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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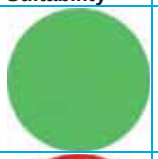
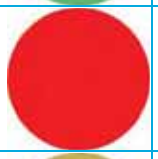
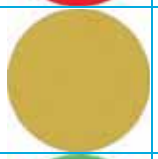
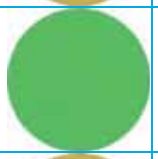
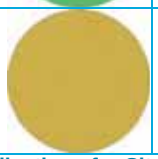
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
- Demonstration that development at this location can be made safe.

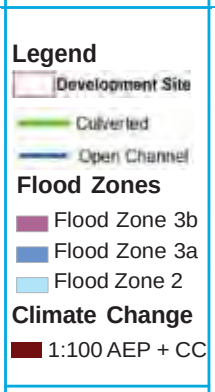
Table 1- 55 Cranwood Care Home			
Site ID 55	**OS NGR**: 528429, 189157	**Area**: 4465 m^2	**Site Code:** SA51

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Pinkham Way is shown to be flooded in the 1:200 AEP (deep) and the site is shown to have ponding distributed throughout the area. There is a large area of inundation illustrated from the results of the SWMP, off the access and egress route of Pinkham Way.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 2%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 7%	**1:100 AEP (0.3m):** 4%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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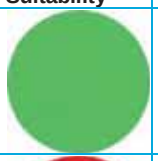
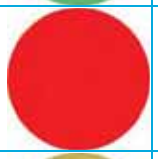
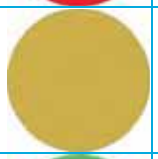
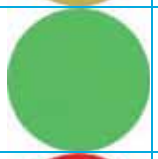
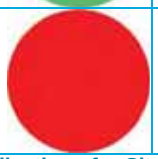
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located in Flood Zone 1.
• There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 56 Pinkham Way

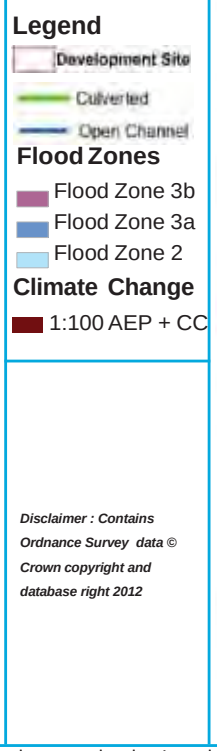
Site ID 56	OS NGR: 528902, 191617	Area: 59728 m²	Site Code: SA52

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2.
Development in Flood Zone 1 does not require the Exception Test.
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present. Culverted channel runs through the site.	Drainage Area: HDA_02

Flood Zone Coverage:	FZ1: 83%	FZ2: 17%	FZ3a: 0%	FZ3b: 0%

Flood Zones



Climate Change

Fluvial: Predominantly the is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
A portion of the site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The Bounds Green Brook (designated Main River) is in culvert and flows through the site, this is the main source of fluvial risk to the site.

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Pinkham Way is shown to be flooded in the 1:200 AEP (deep) and the site is shown to have ponding distributed throughout the area. There is a large area of inundation illustrated from the results of the SWMP, off the access and egress route of Pinkham Way.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	14%	13%	23%	22%

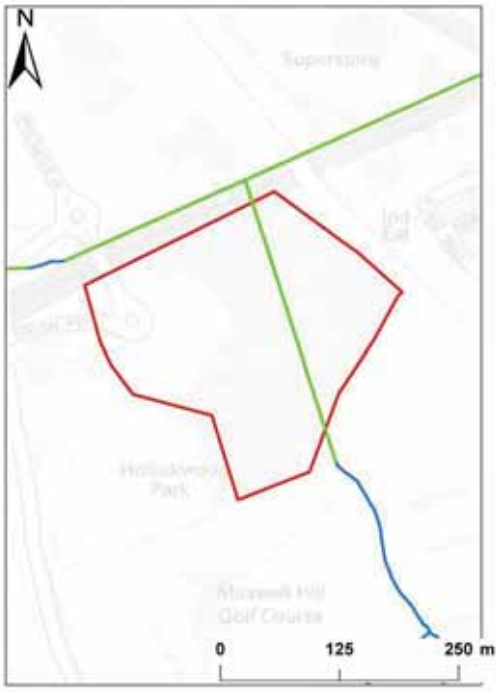
AStGWF: < 25%	% of Superficial Deposits: 0	NRIM (%): 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~40 % of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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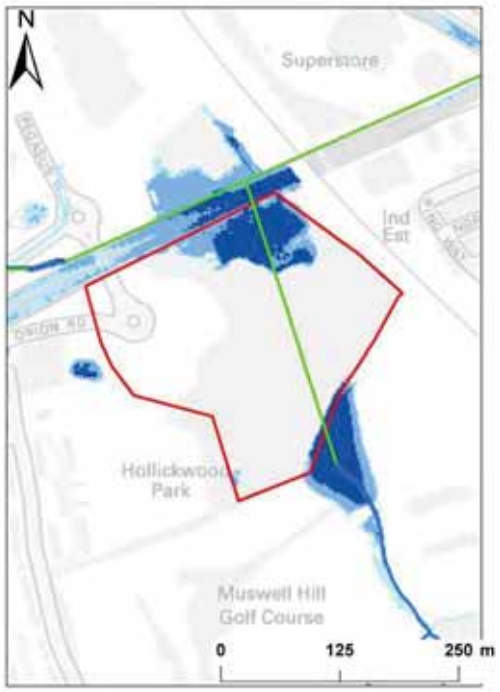
Reservoir

Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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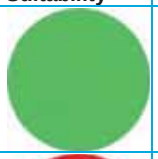
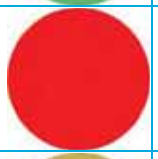
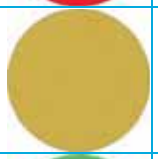
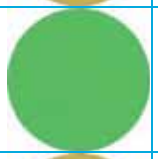
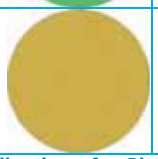
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		Detention techniques may be suitable if a non-permeable liner is provided to prevent the ingress of groundwater.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
• A site-specific flood risk assessment will be required for any development in Flood Zone 2.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• A Main River flows through the site. Developers should note that a Flood Defence Consent is required for development in, under or over the watercourse. A consent is also required if development is within 8m of the Main River. Flood Defence. Consents are available from the Environment Agency. Liaison with the Environment Agency is recommended during the early stages of the development.

Table 1- 57 Alexandra Palace			
Site ID 57	**OS NGR**: 529796, 189972	**Area**: 769116 m^2	**Site Code:** SA53

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Defence at the site; culverted Muswell Stream runs underneath this site.

Drainage Area: Mostly Group4_055 with some Group4_073

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Legend

Development Site
Culverted
Open Channel

Flood Zones

Flood Zone 3b
Flood Zone 3a
Flood Zone 2

Climate Change

1:100 AEP + CC

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 1%

AStGWF: < 25%	**% of Superficial Deposits:** 13	**NRIM (%):** 1

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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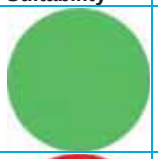
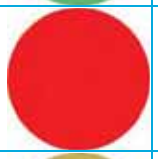
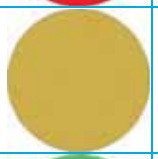
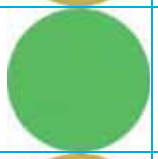
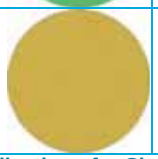
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

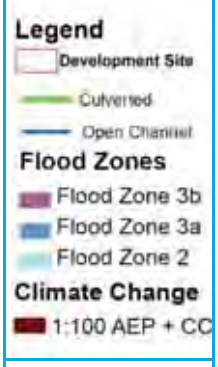
Table 1- 58 Tunnel Gardens			
Site ID 58	**OS NGR**: 529426, 191264	**Area**: 13305 m^2	**Site Code**: SA54

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_02

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

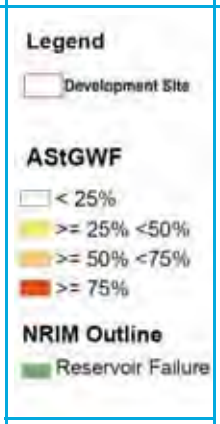
AStGWF: <25 %	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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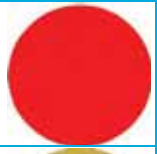
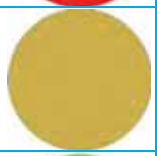
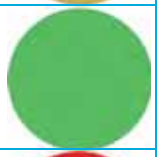
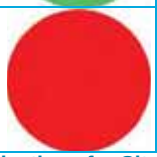
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

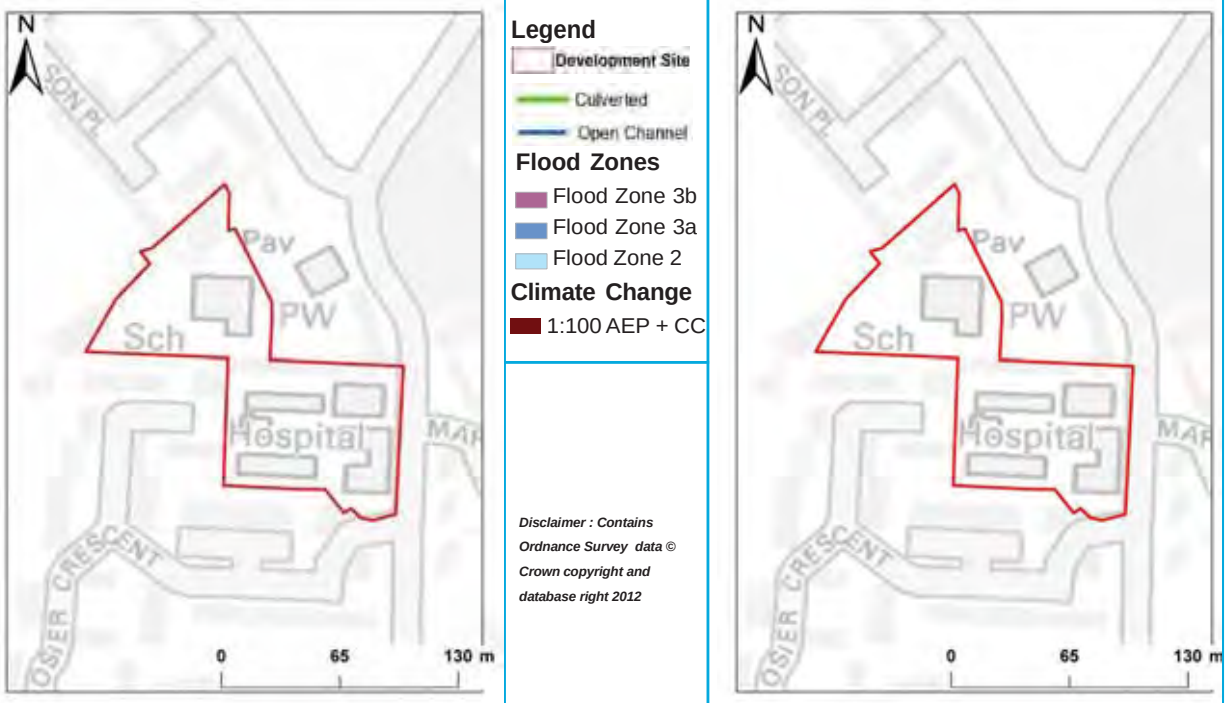
Table 1- 59 Coppetts Wood Hospital			
Site ID 59	**OS NGR**: 527921, 190963	**Area**: 12766 m²	**Site Code:** SA55

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

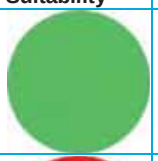
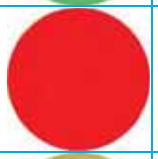
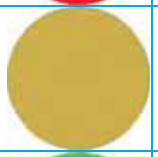
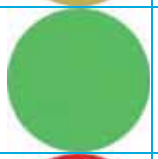
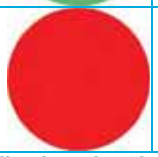
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located in Flood Zone 1.
• There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 60 Park View & Durnsford Rd

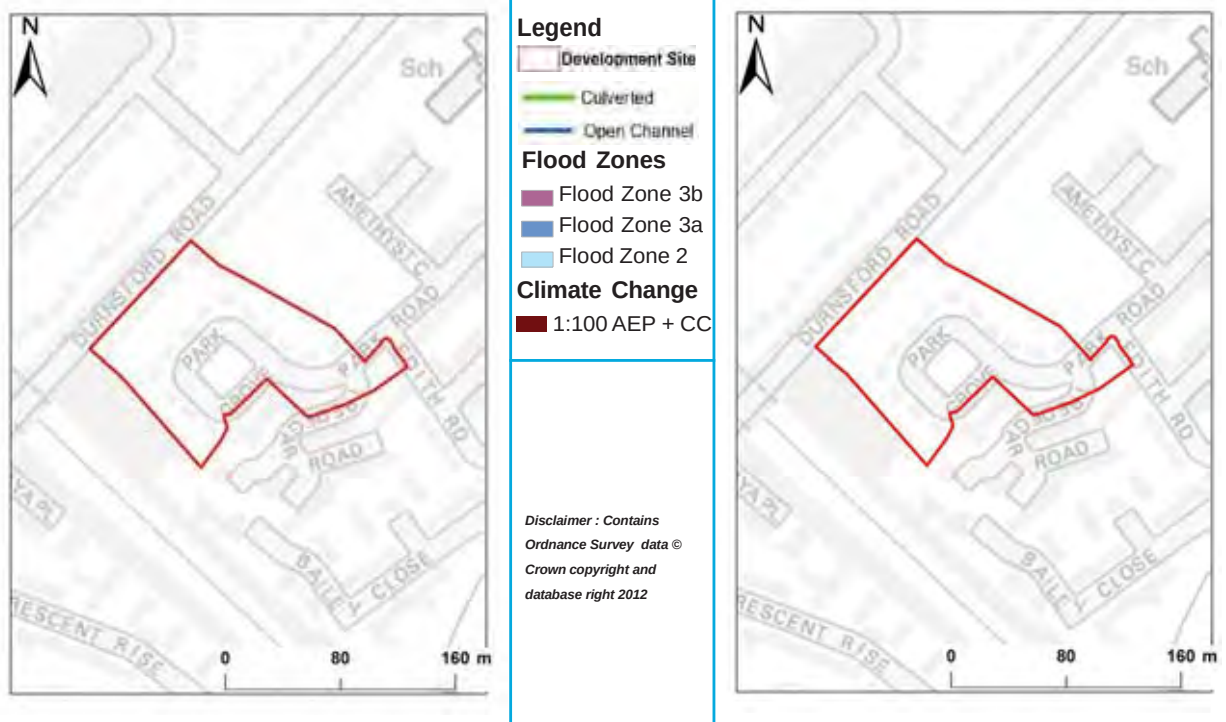
Site ID 60	OS NGR: 531212, 190381	Area: 15303 m²	Site Code: SA56

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present at the site. Culverted Channel - 3-5m wide x 1.3-1.6m high brick arch/ concrete culvert.	Drainage Area: HDA_03

Flood Zone Coverage:	FZ1: 100%	FZ2: 0%	FZ3a: 0%	FZ3b: 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	1:30 AEP (0.1m): 0%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 0%	1:100 AEP (0.3m): 0%

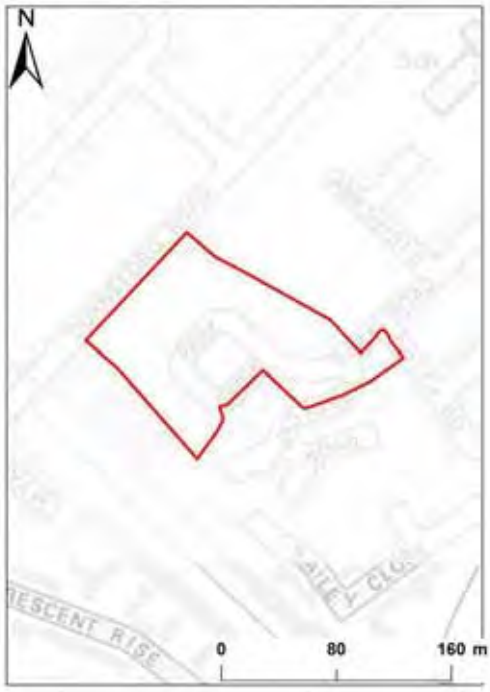
AStGWF: < 25%	% of Superficial Deposits: 0	NRIM (%): 0

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

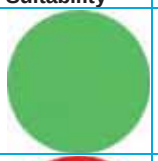
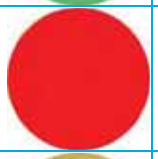
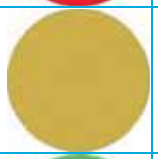
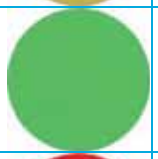
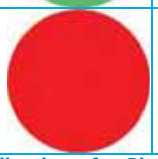
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

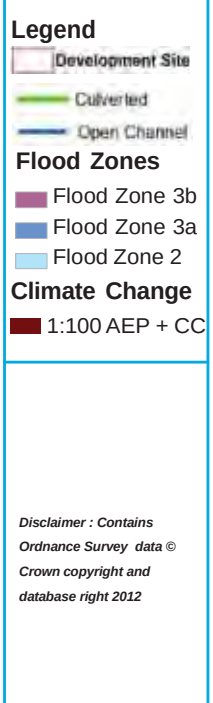
Table 1- 61 Myddleton Road			
Site ID 61	**OS NGR**: 530404, 191389	**Area**: 17112 m^2	**Site Code:** SA57

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** Group4_010

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

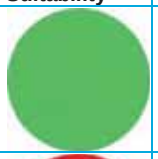
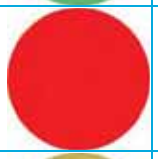
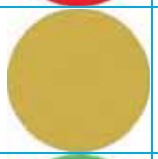
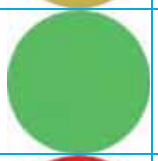
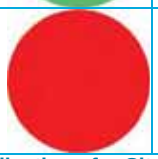
0.1m

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

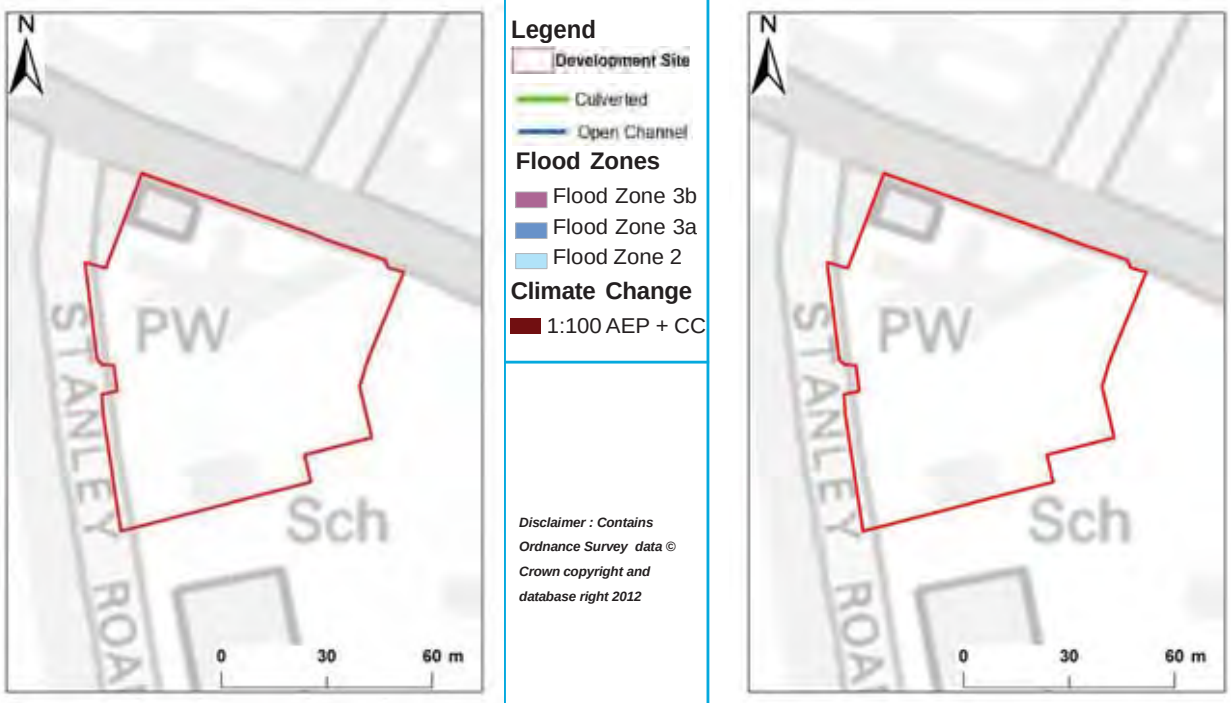
Table 1- 62 The Red House			
Site ID 62	**OS NGR**: 531934, 189228	**Area**: 6114 m^2	**Site Code:** SA58

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

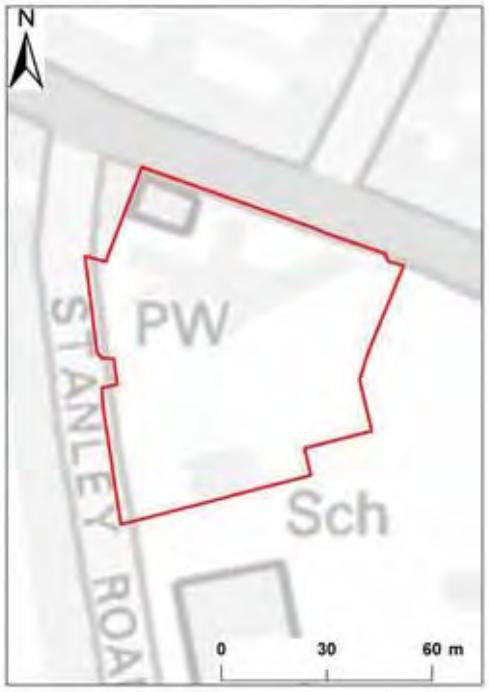
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater



Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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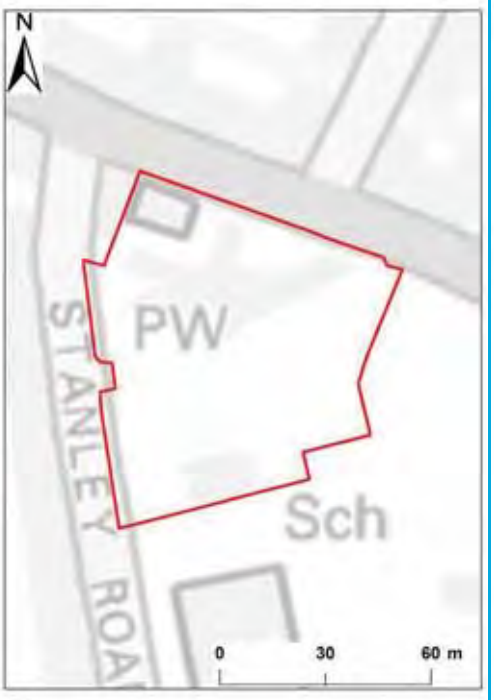
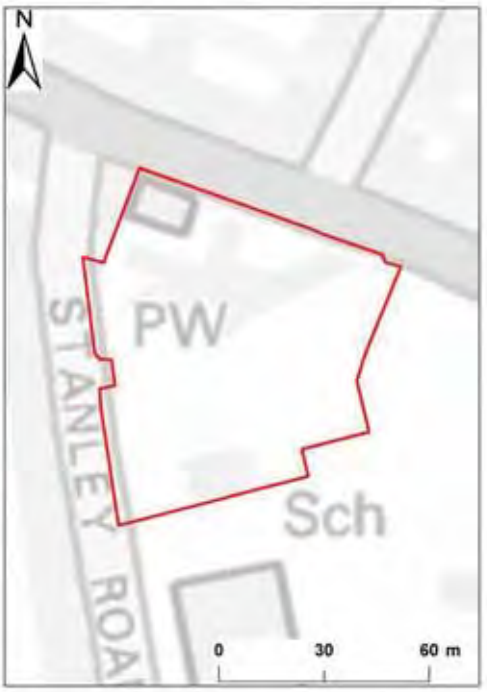
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

0.3m

0.1m

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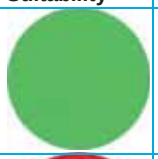
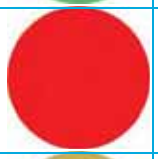
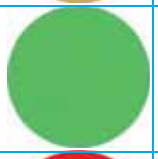
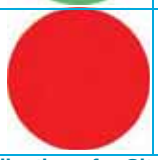
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

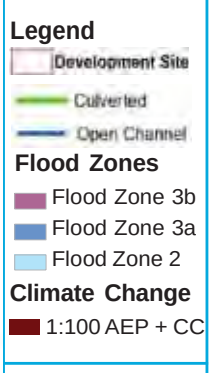
Table 1- 63 Haringey Professional Centre			
Site ID 63	**OS NGR**: 532032, 189647	**Area**: 6117 m^2	**Site Code:** SA59

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is estimated to be affected by the 1:200 AEP surface water event in the LB of Haringey SWMP.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: None.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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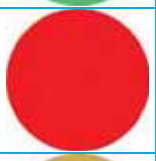
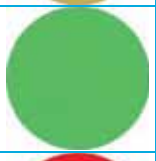
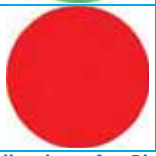
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- The main risk to the site is from fluvial flooding. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 64 Keston Centre

Site ID 64	OS NGR: 532581, 189465	Area: 8548 m^2	Site Code: SA60

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Flood Defence present at the south east corner of the site. Culverted channel - 3-5m wide x 1.3-1.6m high brick arch/ concrete culvert.	Drainage Area: Mostly HDA_03 with some Group4_073

Flood Zone Coverage:	FZ1: 100%	FZ2: 0%	FZ3a: 0%	FZ3b: 0%

Flood Zones		Climate Change
	 *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) However the Moselle Brook (designated Main River) flows in culvert along the south east boundary of the site.

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Brooks Road is described as a flood route by the LB of Haringey SWMP 1:200 AEP results. There is much ponding described on site.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m): 0%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 0%	1:100 AEP (0.3m): 0%

AStGWF: Outside Risk Area	% of Superficial Deposits: 0	NRIM (%): 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~2 % of the site) underlying the site.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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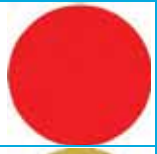
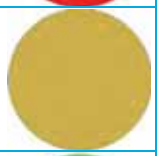
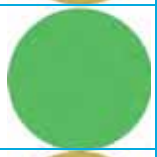
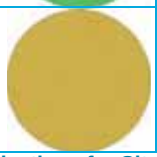
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
• A FRA will need to demonstrate that development at this location can be made safe.
• A Main River flows through the site. Developers should note that a Flood Defence Consent is required for development in, under or over the watercourse. A consent is also required if development is within 8m of the Main River. Flood Defence. Consents are available from the Environment Agency. Liaison with the Environment Agency is recommended during the early stages of the development.

Table 1- 65 Barber Wilson			
Site ID 65	**OS NGR**: 532267, 190121	**Area**: 11271 m²	**Site Code:** SA61

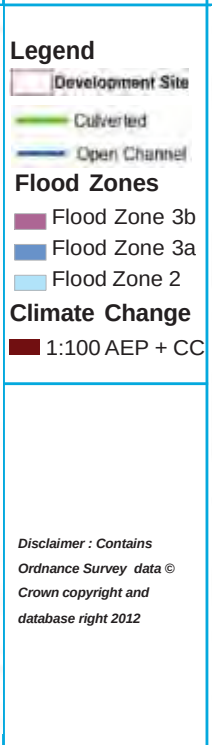
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present at the eastern boundary of the site. Culverted Channel - 3-5m wide x 1.3-1.6m high brick arch/ concrete culvert.

Drainage Area: HDA_03

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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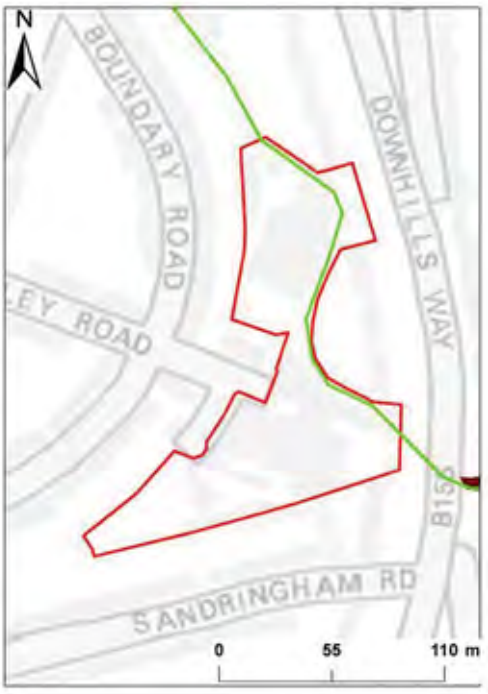
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). However the Moselle Brook (designated Main River) flows in culvert along the north east boundary of the site.

Surface Water: According to the results of the LB of Haringey SWMP, the site is estimated to be at risk from surface water. This is the mains source of flood risk to the site with most of site estimated to be effected by the 1:200 AEP surface water event. Crawley Road is estimated to be inundated by the 1:200 AEP event.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 6%	**1:30 AEP (0.3m):** 1%	**1:100 AEP (0.1m):** 18%	**1:100 AEP (0.3m):** 7%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 70

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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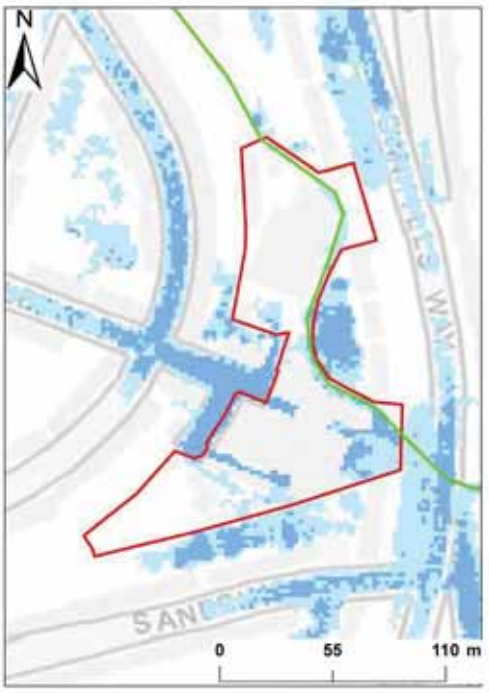
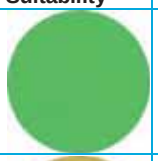
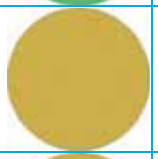
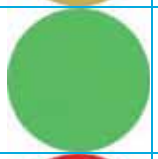
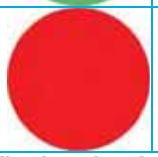
Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
• A site-specific flood risk assessment will be required for any development in Flood Zone 2.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 66 The Selby Centre

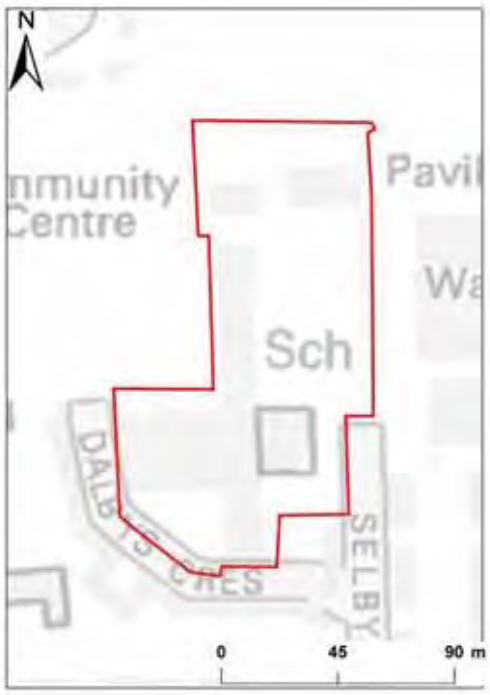
Site ID 66	**OS NGR**: 533137, 191628	**Area**: 12144 m²	**Site Code:** SA63

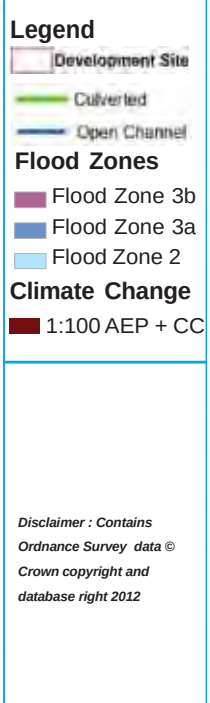
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_07

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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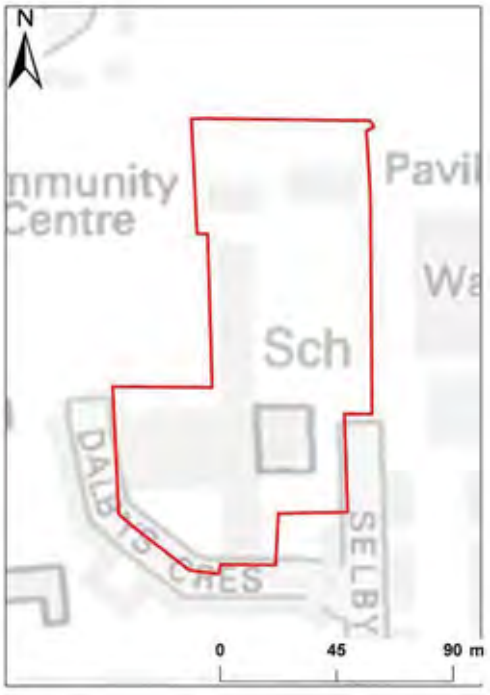
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	0%	0%	1%	0%

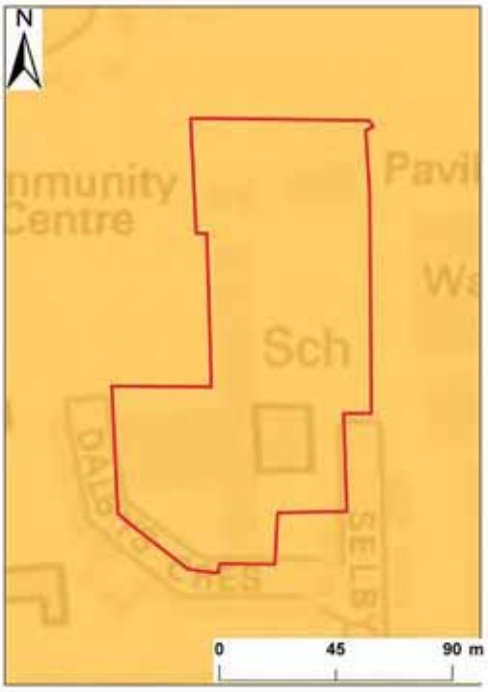
AStGWF: >= 50% <75%	**% of Superficial Deposits:** 100	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >= 50% - < 75 % susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits. Figure 10 Increased Potential for Elevated Groundwater Map of the LB of Haringey SWMP show this site to have permeable superficial deposits (~60 % of the site) underlying the site.

Other Sources of Flood Risk: None

Groundwater



Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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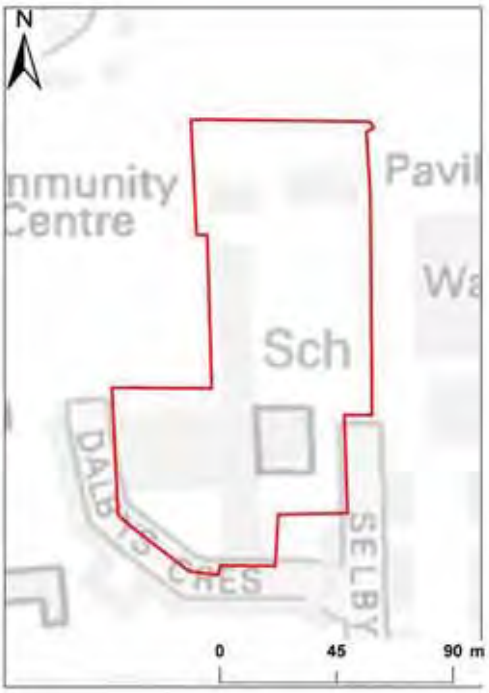
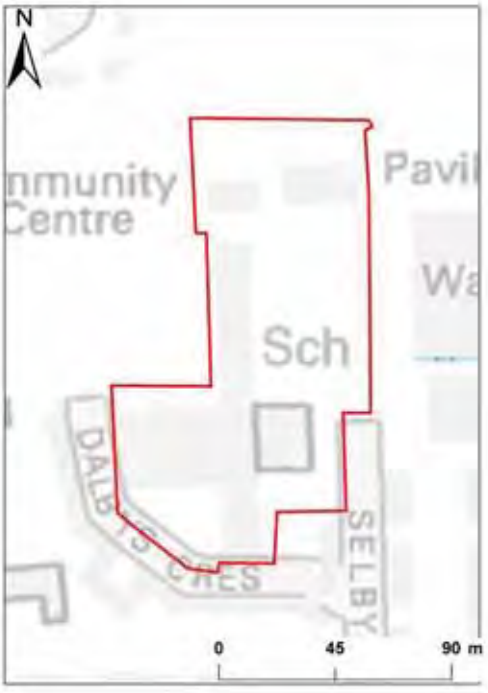
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

0.3m

0.1m

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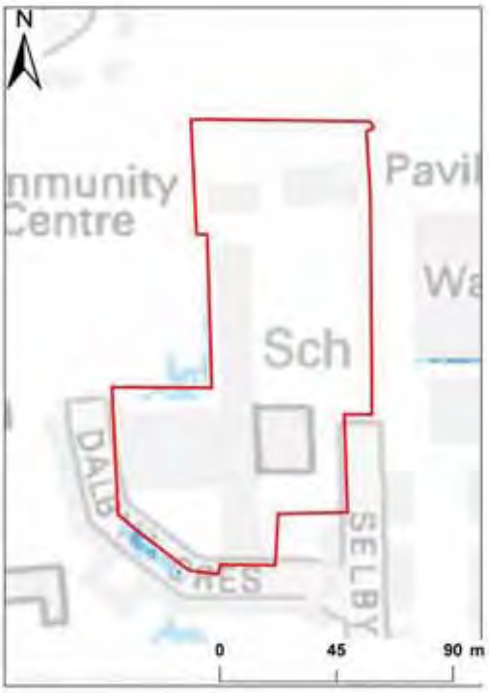
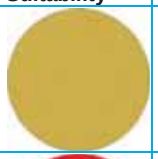
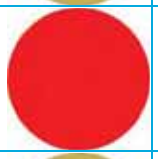
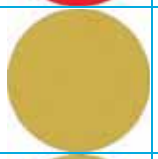
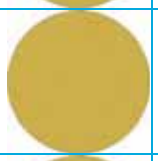
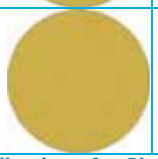
Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving is unlikely to be suitable due t o high risk of groundwater flooding.
Infiltration		Mapping suggests the site has underlying soil that is likely to be permeable. However, the risk of groundwater flooding would make infiltration unsuitable.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

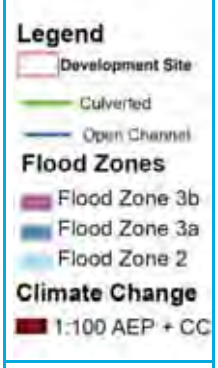
Table 1- 67 The Roundway			
Site ID 67	**OS NGR**: 533322, 190655	**Area**: 6444 m^2	**Site Code**: SA64

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present; culverted Moselle Brook runs ~10m south of this site.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



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Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

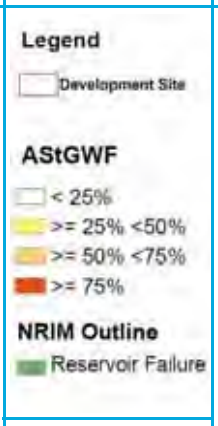
AStGWF: >=25% - <50%	**% of Superficial Deposits:** 100	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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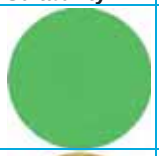
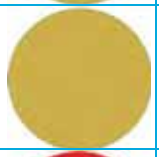
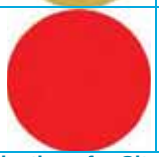
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 68 Broad Water Farm

Site ID 68	OS NGR: 532863, 190308	Area: 193822 m²	Site Code: SA64

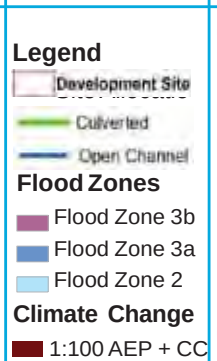
Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2.
Development in Flood Zone 1 does not require the Exception Test.
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Defence at the site - Culverted Channel - predominately brick arch culvert with c o n c r e t e bed. Brickwork missing in places. Loss of mortar to joints. Bulging to brickwork & tree roots intruding in places. Width = 3 - 4m. Height = 1.5m.

Drainage Area: Mostly HAD_03 with some Group4_063

Flood Zone Coverage:	FZ1: 99%	FZ2: 1%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m): 1%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 5%	1:100 AEP (0.3m): 1%

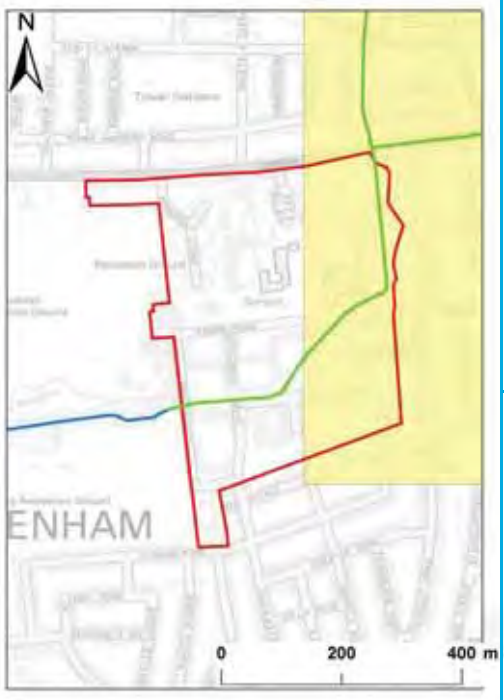
AStGWF: >= 25% <50%	% of Superficial Deposits: 0	NRIM (%): 3

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Hornsey Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater



Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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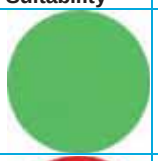
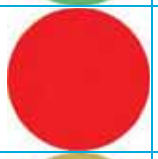
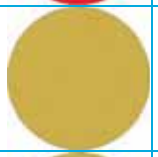
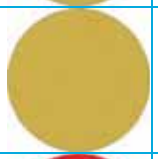
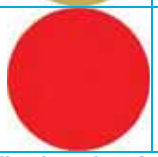
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and 2 and within a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 69 Leabank & Lemsford Close

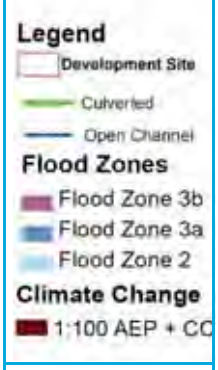
Site ID 69	OS NGR: 534301, 188471	Area: 13167 m^2	Site Code: SA65

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2. Development in Flood Zone 1 does not require the Exception Test.
Development in Flood Zone 2 - Essential infrastructure, Water-compatible and Low Vulnerbale Developments.

Flood Defence: None	Drainage Area: HDA_04

Flood Zone Coverage:	FZ1: 88%	FZ2: 12%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m): 3%	1:30 AEP (0.3m): 1%	1:100 AEP (0.1m): 6%	1:100 AEP (0.3m): 3%

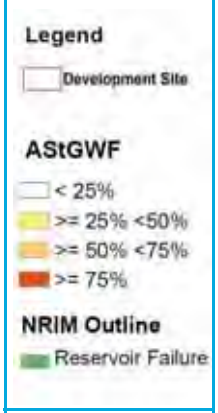
AStGWF: >=25% <50%	% of Superficial Deposits: 100	NRIM (%): 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, High Maynard, Lockwood, East Warwick, King George V, West Warwick, Walthamstow No. 5, Walthamstow No. 4 and William Girling Reservoirs.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: None

Groundwater



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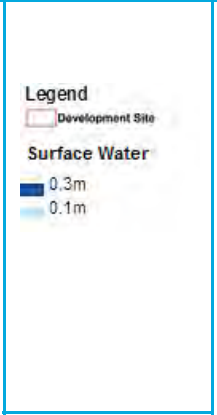
Reservoir

Surface Water - 1: 30 AEP



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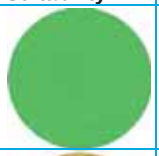
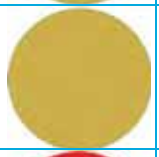
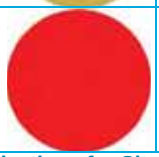
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

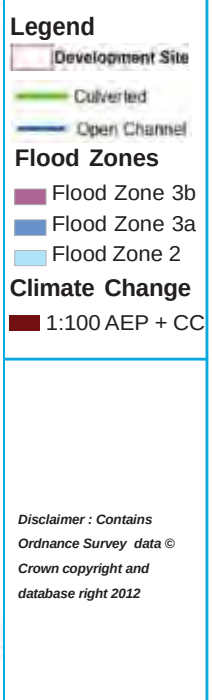
Table 1- 70 Lawrence Rd			
Site ID 70	**OS NGR**: 533162, 189269	**Area**: 36740 m²	**Site Code:** SS2

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 1%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 6 - 10 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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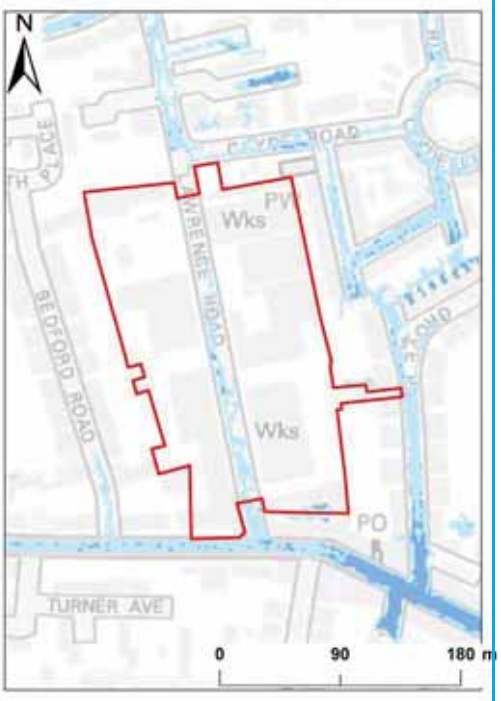
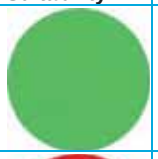
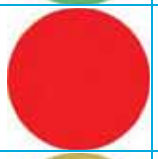
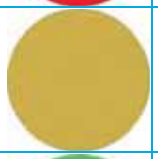
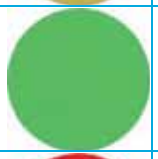
Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site. It should be noted, infiltration is not likely to be suitable on contaminated land unless the system is appropriately lined. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This option is probably feasible, however underlying soils are described as contaminated, proposed features may require a liner.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.
• Demonstration that development at this location can be made safe.

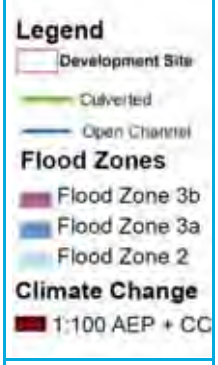
Table 1- 71 Brunel Court & Turner Avenue			
Site ID 71	**OS NGR**: 533088, 189053	**Area**: 14316 m^2	**Site Code**: SS3

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

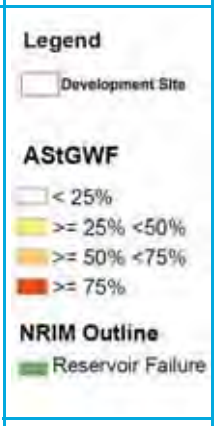
AStGWF: <25%	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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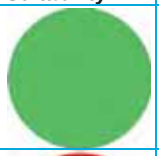
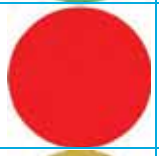
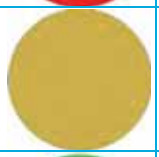
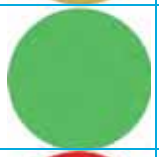
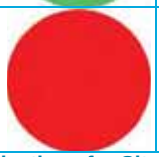
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

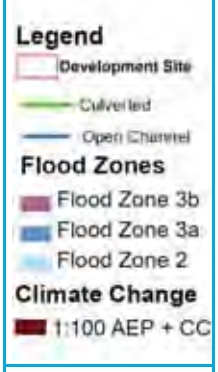
Table 1- 72 Gourley Triangle			
Site ID 72	**OS NGR**: 533312, 188586	**Area**: 20642 m^2	**Site Code**: SS4

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency flood defence present; culverted Stonebridge Brook runs underneath this site.	**Drainage Area:** Group4_057

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



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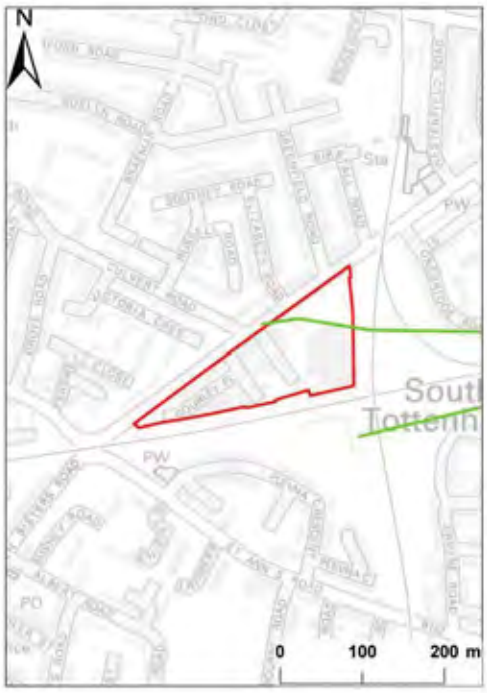


Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 3%	**1:30 AEP (0.3m):** 1%	**1:100 AEP (0.1m):** 28%	**1:100 AEP (0.3m):** 14%

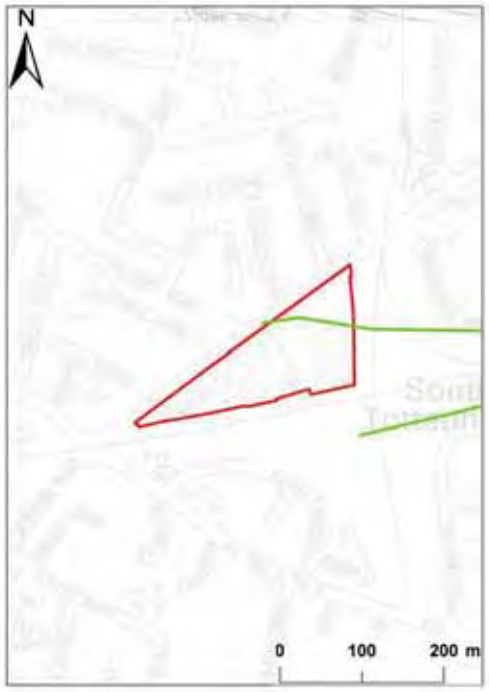
AStGWF: <25%	**% of Superficial Deposits:** 0	**NRIM (%):** 72

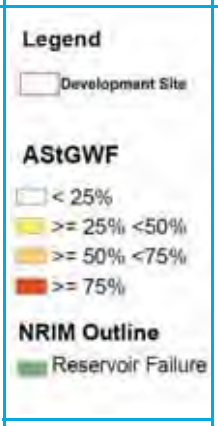
Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Stoke Newington (east) and Stoke Newington (west) Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater





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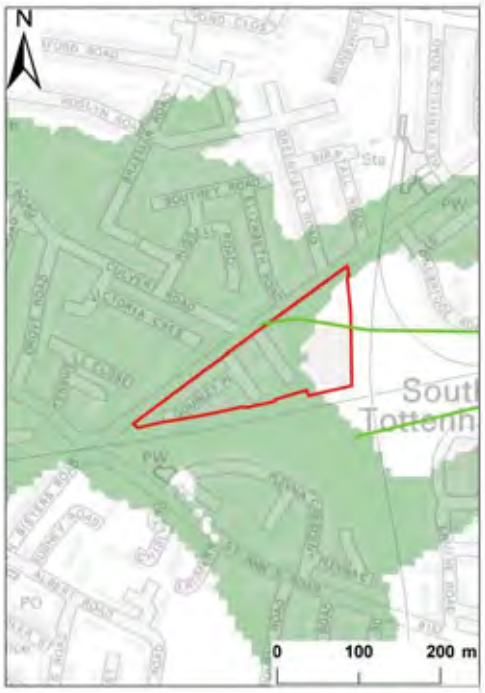
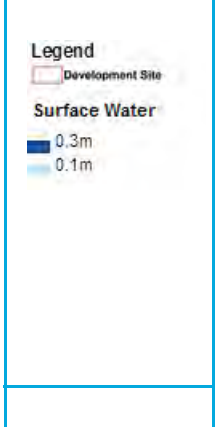
Reservoir



Surface Water - 1: 30 AEP



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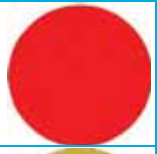
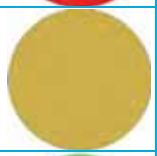
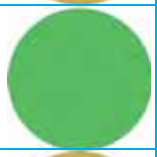
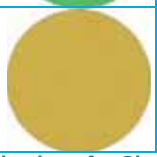
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 73 Ward's Corner

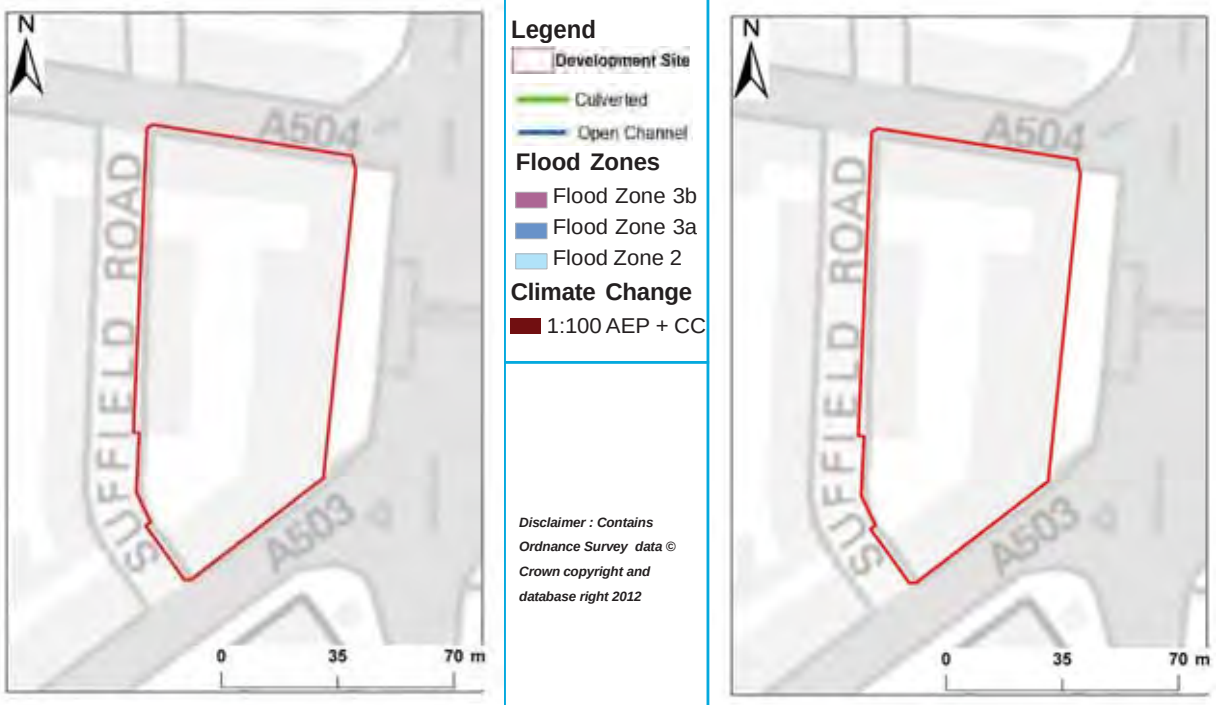
Site ID 73	**OS NGR**: 533606, 188927	**Area**: 7110 m²	**Site Code:** SS5

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 1

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Stoke Newington (East) Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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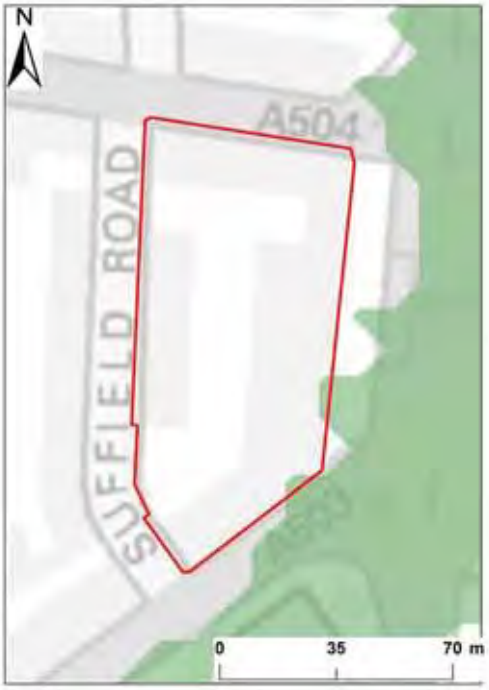
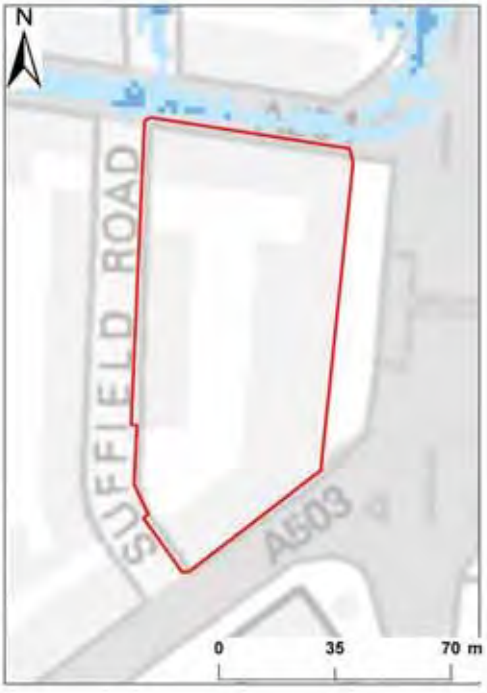
Reservoir



Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

0.3m

0.1m

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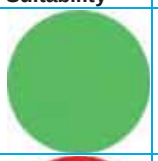
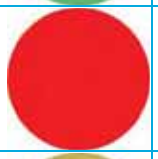
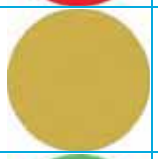
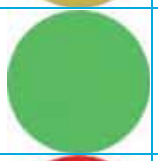
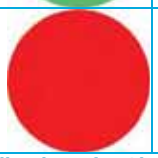
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located in Flood Zone 1.
• There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

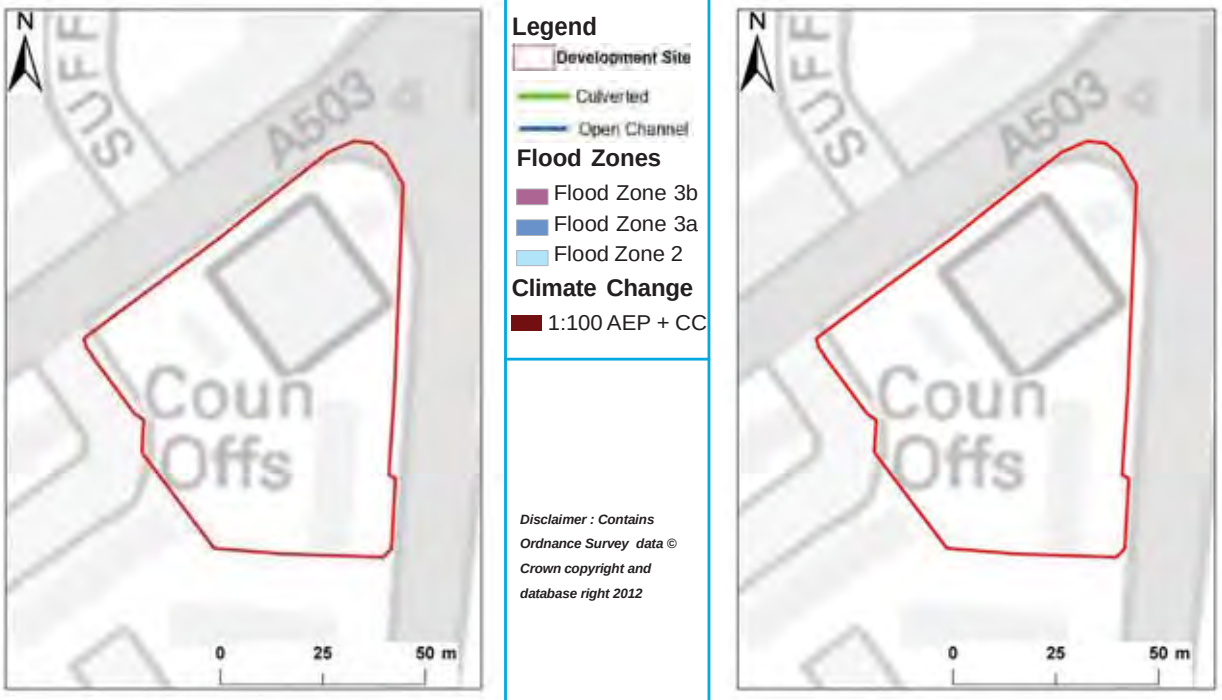
Table 1- 74 Apex House & Seacole Court			
Site ID 74	**OS NGR**: 527873, 187696	**Area**: 5281 m^2	**Site Code:** SS6

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_01

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 0	**NRIM (%):** 95

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

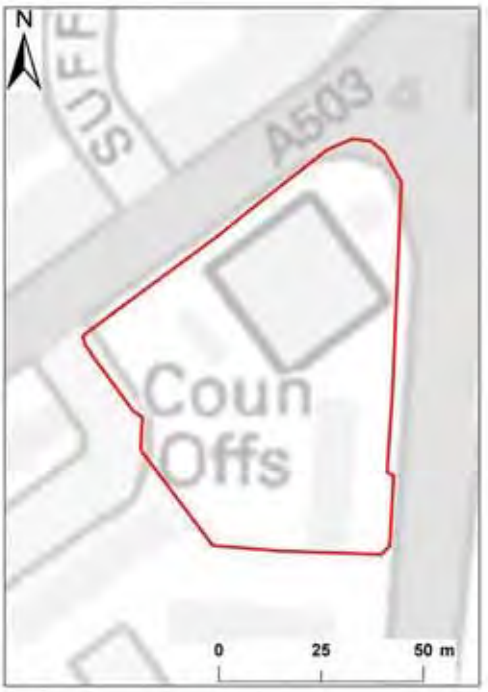
NRIM Outline

Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir

Surface Water - 1: 30 AEP



Legend

Development Site

Surface Water

0.3m

0.1m

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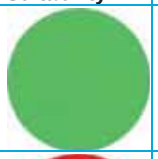
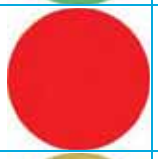
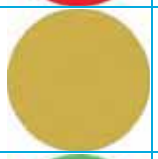
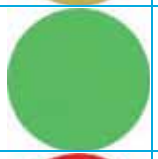
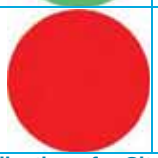
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 75 Tottenham Chances & Nicholson Court			
Site ID 75	**OS NGR**: 533722, 189663	**Area**: 4856 m^2	**Site Code:** TG2

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: Outside Risk Area	**% of Superficial Deposits:** 0	**NRIM (%):** 0

Reservoir: The site is indicated by the National reservoir Flood Inundation Maps as not being at risk from flooding from a reservoir breach or failure.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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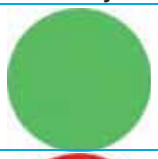
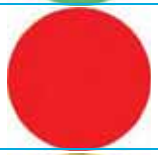
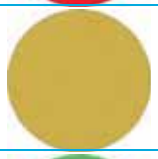
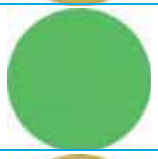
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- There is risk to the site is from surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

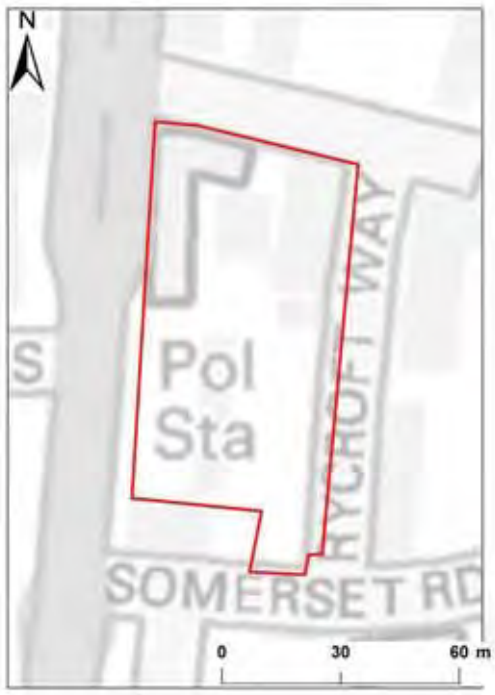
Table 1- 76 Reynardson Court & Tottenham Police Station			
Site ID 76	**OS NGR**: 533826, 189707	**Area**: 4930 m^2	**Site Code:** TG3

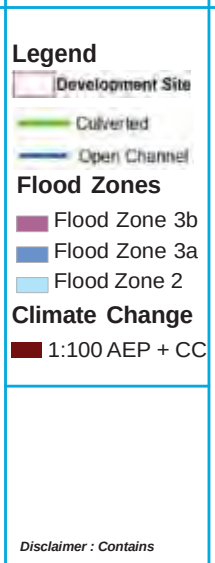
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones





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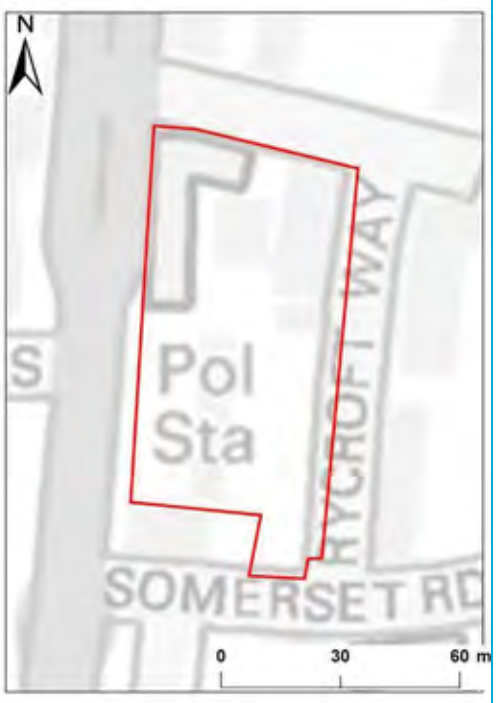
Climate Change



Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

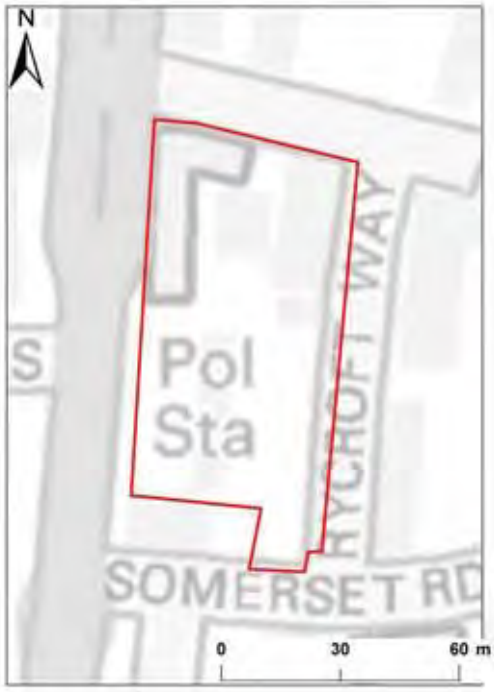
AStGWF: Outside Risk Area	**% of Superficial Deposits:** 4	**NRIM (%):** 60

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, King George V and William Girling Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: N/A

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



Legend

Development Site

AStGWF

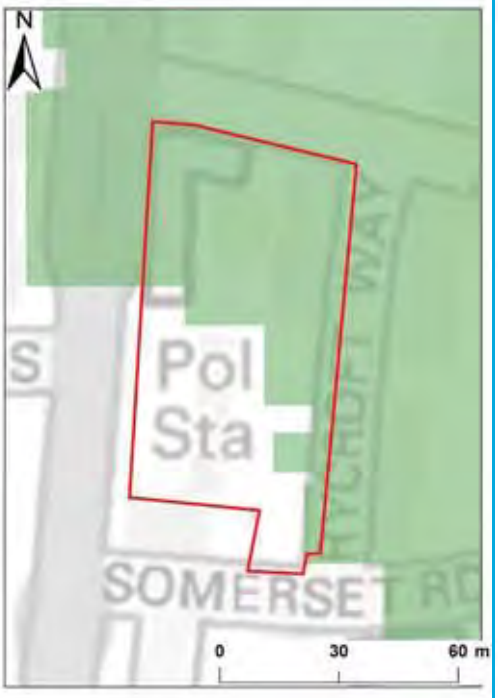
- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Reservoir



Surface Water - 1: 30 AEP

Legend

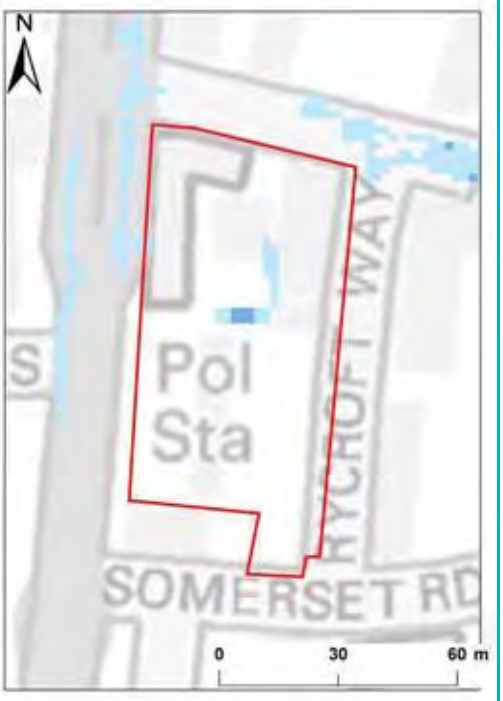
Development Site

Surface Water

- 0.3m
- 0.1m

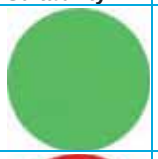
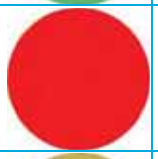
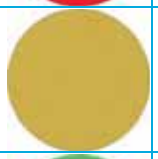
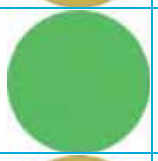
Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012

Surface Water - 1: 100 AEP



Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 1.
- The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

Table 1- 77 Station Interchange

Site ID 77	OS NGR: 534494, 189598	Area: 13895 m²	Site Code: TH2

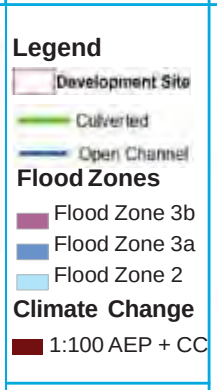
Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present. Culverted channel runs through the site. Environment Agency Flood Defence ~ 200m east of the site boundary. In situ concrete box culvert supporting soil on one side and open channel on the other. Loading on the structure is restricted. Site is within the Environment Agency's Flood Warning Area

Drainage Area: HDA_04

Flood Zone Coverage:	FZ1: 0%	FZ2: 100%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	2%	0%

AStGWF: < 25%	% of Superficial Deposits: 100	NRIM (%): 99

Reservoir: The entire site is indicated to be at risk of flooding by the National Reservoir Maps provided by the Environment Agency for the Lockwood, East Warwick, King George V, Banbury and William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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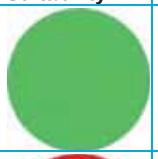
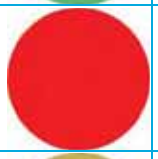
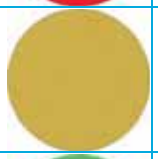
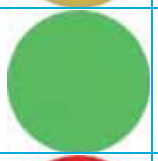
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
• A site-specific flood risk assessment will be required for any development in Flood Zone 2.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 78 Tottenham Hale Retail Park

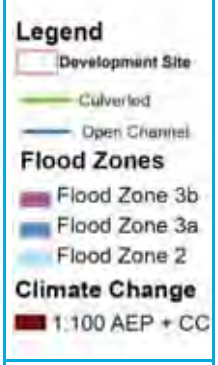
Site ID 78	OS NGR: 534364, 189363	Area: 48027 m^2	Site Code: TH3

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.

Flood Defence: None	Drainage Area: HDA_04

Flood Zone Coverage:	FZ1: 0%	FZ2: 100%	FZ3a: 0%	FZ3b: 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The m

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m):	1:30 AEP (0.3m):	1:100 AEP (0.1m):	1:100 AEP (0.3m):
	0%	0%	1%	0%

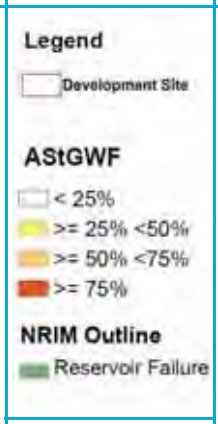
AStGWF: <25%	% of Superficial Deposits: 100	NRIM (%): 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, High Maynard, Lockwood, East Warwick, King George V, West Warwick, Walthamstow No. 5, Walthamstow No. 4 and William Girling Reservoirs. It should be noted t

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 21 - 50 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater



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Reservoir

Surface Water - 1: 30 AEP

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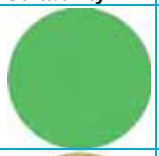
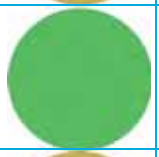
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 2 a FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 79 Station Square West

Site ID 79	OS NGR: 534323, 189536	Area: 12927 m²	Site Code: TH4

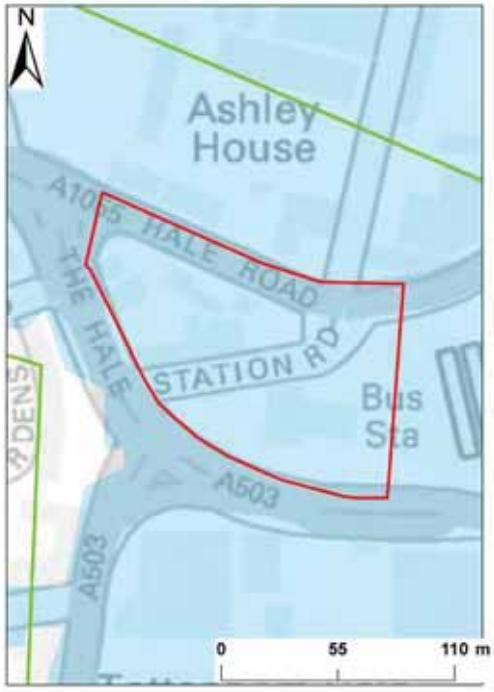
Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test. High vulnerable classed developments will require the Exception Test.

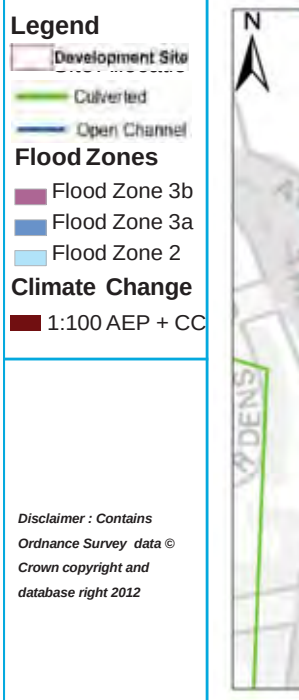
Flood Defence: Environment Agency Flood Defence ~ 350m east of the site boundary. Culvert Channel - in situ concrete box culvert supporting soil on one side and open channel on the other. Loading on the structure is restricted. Site is within the Environment Agency's Flood Warning Area.

Drainage Area: HDA_04

Flood Zone Coverage:	FZ1: 0%	FZ2: 100%	FZ3a: 0%	FZ3b: 0%

Flood Zones





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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. The main risk to the site is from the Pymmes Brook, the Lee Navigation (Lower) and Lee New Cut located 330m east.

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. Station
Road is inundated in the 1:30 AEP and 1:200 AEP.

% of site at risk from Pluvial flooding:	1:30 AEP (0.1m): 0%	1:30 AEP (0.3m): 0%	1:100 AEP (0.1m): 0%	1:100 AEP (0.3m): 0%

AStGWF: < 25%	% of Superficial Deposits: 100	NRIM (%): 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Lockwood, East Warwick, West Warwick, King George V, Banbury and William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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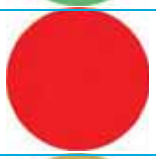
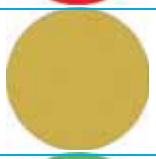
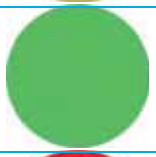
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
• A site-specific flood risk assessment will be required for any development in Flood Zone 2.
• There is risk to the site from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• The main risk to the site is from surface water. A comprehensive investigation into the surface water drainage is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 80 Station Square North			
Site ID 80	**OS NGR**: 534356, 189625	**Area**: 13848 m^2	**Site Code:** TH5

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present. Culverted channel runs through the site. The site is within a Flood Warning Area.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 0%	**FZ2:** 100%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

Legend
Development Site
Culverted
Open Channel
Flood Zones
Flood Zone 3b
Flood Zone 3a
Flood Zone 2
Climate Change
1:100 AEP + CC

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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~350m east of the site

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk. There is ponding on the site and Ashley Road is inundated in the 1:30 AEP and 1:200 AEP.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The entire site is indicated to be at risk of flooding by the National Reservoir Maps provided by the Environment Agency for the Lockwood, King George V, Banbury and William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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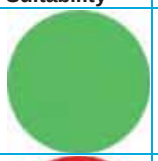
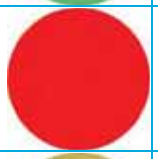
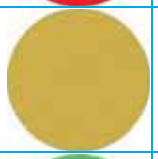
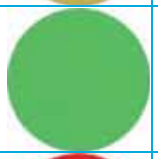
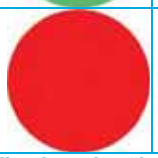
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
- A site-specific flood risk assessment will be required for any development in Flood Zone 2.
- There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.
- The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

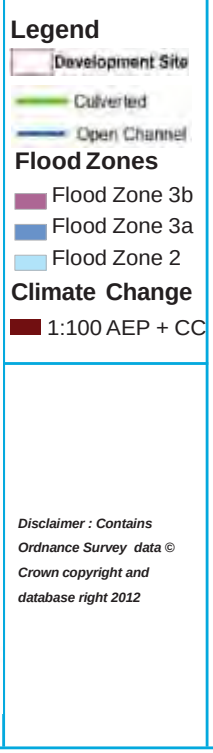
Table 1- 81 Ashley Rd South			
Site ID 81	**OS NGR**: 534381, 189691	**Area**: 24835 m²	**Site Code:** TH6

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence present. Culverted channel runs through the site. The site is within a Flood Warning Area.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 0%	**FZ2:** 100%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~350m east of the site

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.
There is ponding on the site and Ashley Road is inundated in the 1:30 AEP and 1:200 AEP.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The entire site is indicated to be at risk of flooding by the National Reservoir Maps provided by the Environment Agency for the Lockwood, King George V, Banbury and William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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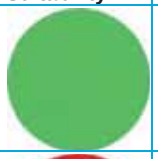
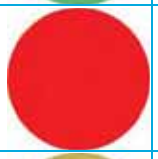
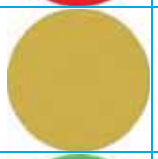
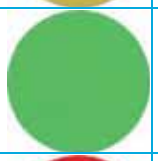
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
• A site-specific flood risk assessment will be required for any development in Flood Zone 2.
• There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.
• The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

Table 1- 82 Ashley Rd North			
Site ID 82	**OS NGR**: 534499, 190036	**Area**: 46866 m²	**Site Code:** TH7

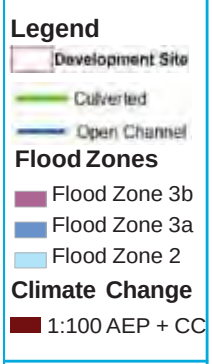
Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Environment Agency Flood Defence ~ 250m north of the site - Culverted channel, 3-5m wide x 1.6-2.5m high, precast concrete culvert units. Removable soffit slabs & access ramp in Scotland Green. From High Rd to Pymmes Brook culvert is divided into two channels.
Site is within the Environment Agency's Flood Warning Area

Drainage Area: HDA_04

Flood Zone Coverage:	**FZ1:** 0%	**FZ2:** 100%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~350m east of the site

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 100	**NRIM (%):** 99

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Lockwood, King George V, Banbury and William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is located entirely within an area of superficial deposits.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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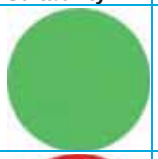
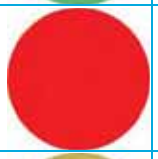
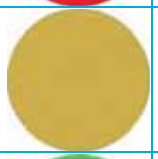
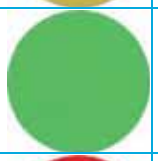
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site and the site's susceptibility to groundwater flooding (AStGWF).
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
- A site-specific flood risk assessment will be required for any development in Flood Zone 2.
- There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.
- The site is indicated by the NRIM outline to be at risk from inundation from a reservoir breach, any development located within this outline should demonstrate that there is egress from the development outside the area of risk.

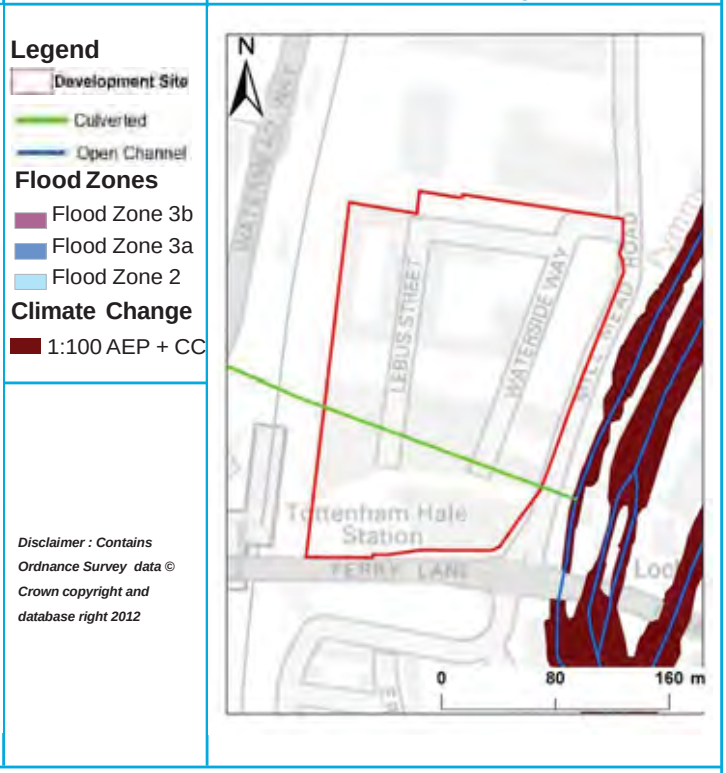
Table 1- 83 Hale Village Tower			
Site ID 83	**OS NGR**: 534628, 189607	**Area**: 43030 m²	**Site Code:** TH8

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: Flood Defence concrete box culvert supporting soil on one side and open channel on the other. Loading on the structure is restricted. Site is within the Environment Agency's Flood Warning Area	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 0%	**FZ2:** 100%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The main risk to the site is from the Pymmes Brook, Lee Navigation (Lower) and Lee New Cut are located ~200m east of the site

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 2%	**1:100 AEP (0.3m):** 0%

AStGWF: < 25%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, High Maynard, Lockwood, East Warwick, King George V, West Warwick, Walthamstow No. 5, Walthamstow No. 4 and William Girling Reservoirs. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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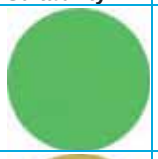
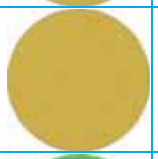
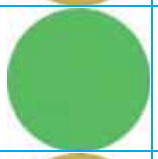
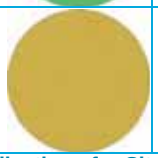
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, provided a liner is included; due to the potential contaminated land issues described on site.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

- The site is located within Flood Zone 2. A FRA is required in order to demonstrate how the site is to manage surface water.
- The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 84 Hale Wharf

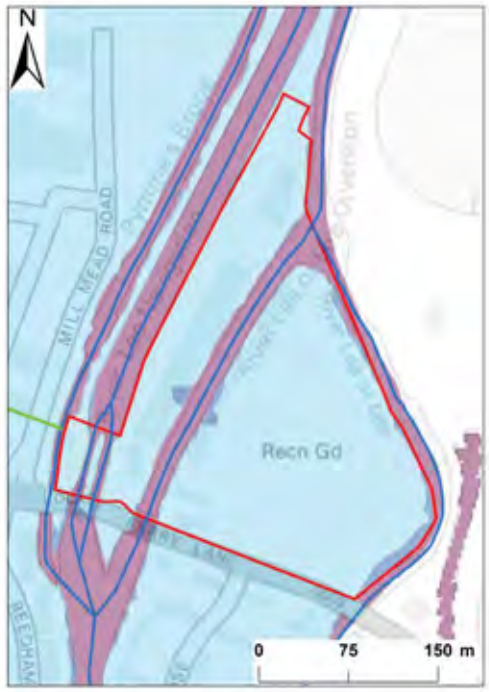
Site ID 84	**OS NGR**: 534890, 189536	**Area**: 63300 m^2	**Site Code**: TH9

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.

Flood Defence: Maintained Channel runs through the site.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1 :** 0%	**FZ2 :** 85%	**FZ3a:** 4%	**FZ3b:** 11%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The m

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: <75%	**% of Superficial Deposits:** 100	**NRIM (%):** 99

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the King George V Reservoir. It should be noted that this map are used for indicative purposes only.

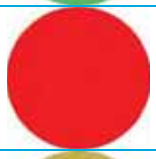
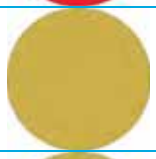
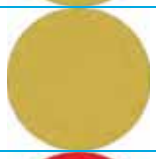
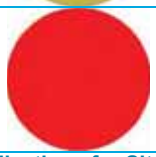
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=50% <75% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and not within a Critical Drainage Areas as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water as the site is large than 1 hectare.
• The main risk to the site is from ground water emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.

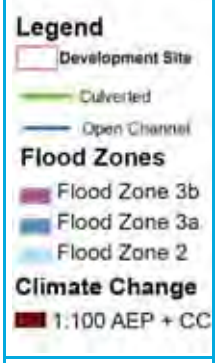
Table 1- 85 Welbourne & Monument Way			
Site ID 85	**OS NGR**: 534063, 189611	**Area**: 12650 m^2	**Site Code**: TH10

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 1, with a small portion of the site within Flood Zone 2.
Development in Flood Zone 1 does not require the Exception Test
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, less vulnerable development does not require an Exception Test.

Flood Defence: The Moselle Brook runs through the site culverted	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 97%	**FZ2:** 3%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The m

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 2%	**1:100 AEP (0.1m):** 14%	**1:100 AEP (0.3m):** 4%

AStGWF: < 25%	**% of Superficial Deposits:** 76	**NRIM (%):** 86

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Lockwood Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 1 - 5 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.
Transport for London have recorded incidents of flooding on this site.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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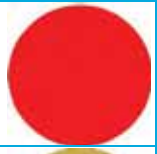
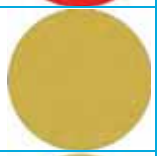
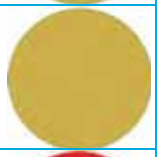
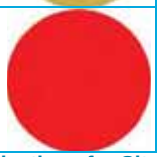
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 1 and not within a Critical Drainage Area as defined by the LB of Haringey SWMP. A FRA is required in order to demonstrate how the site is to manage surface water as it is over 1 hectare.
• The main risk to the site is from groundwater emergence. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 86 Fountayne and Markfield Road

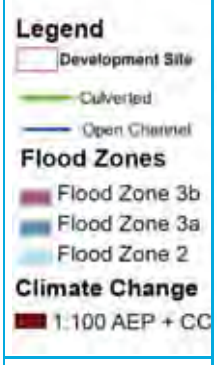
Site ID 86	**OS NGR**: 534330, 189013	**Area**: 13294 m^2	**Site Code**: TH11

Exception Test Required?: Potentially, the site is predominantly within Flood Zone 2, with a small portion of the site within Flood Zone 1.
Development in Flood Zone 1 does not require the Exception Test
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, Less Vulnerable development does not require an Exception Test.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 12%	**FZ2:** 88%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones | **Climate Change**



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Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
The m

Surface Water: Surface water presents a risk to the site. Further development may result in an increase of surface water flood risk.

% of site at risk from Pluvial flooding:	**1:30 AEP (0.1m):**	**1:30 AEP (0.3m):**	**1:100 AEP (0.1m):**	**1:100 AEP (0.3m):**
	0%	0%	2%	0%

AStGWF: >=25% - <50%	**% of Superficial Deposits:** 100	**NRIM (%):** 96

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Banbury, High Maynard, Lockwood, East Warwick, King George V, West Warwick, Walthamstow No. 5, Walthamstow No. 4 and William Girling Reservoirs.

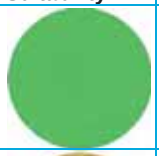
Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having >=25% <50% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 21 - 50 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode. Transport for London have recorded incidents of flooding on this site.

Groundwater		Reservoir
	Legend Development Site AStGWF < 25% >= 25% <50% >= 50% <75% >= 75% NRIM Outline Reservoir Failure *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	
Surface Water - 1: 30 AEP		**Surface Water - 1: 100 AEP**
	Legend Development Site Surface Water 0.3m 0.1m *Disclaimer : Contains Ordnance Survey data © Crown copyright and database right 2012*	

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. Features may require impervious liner if underlying soils are contaminated. Liner is required for permanent wet features in pervious soils.
Filtration		This feature may be feasible, however due to the risk of groundwater flooding a liner may be necessary.
Conveyance		Mapping indicates that this feature may be suitable, due to the slope of the site. Site investigations should be carried out to confirm this. If slope is greater than 5% conveyance should follow contours or implement check dams.

Flood Risk Implications for Site

• The site is located within Flood Zone 2. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made. Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
A FRA will need to demonstrate that development at this location can be made safe.

Table 1- 87 Herbert Rd			
Site ID 87	**OS NGR**: 533915, 188887	**Area**: 6787 m²	**Site Code:** TH12

Exception Test Required?: No - Site is in Flood Zone 1, however developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 100%	**FZ2:** 0%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones

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Climate Change

Fluvial: The site is considered to comprise of land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Surface Water: A small portion of the site is affected by surface water flooding.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 0%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 0%	**1:100 AEP (0.3m):** 0%

AStGWF: >= 25% <50%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The entire site is indicated to be at risk of flooding by the National Reservoir Maps provided by the Environment Agency the William Girling Reservoir. It should be noted that this map are used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions. This site is partially located within an area of superficial deposits.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 21 - 50 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

< 25%

>= 25% <50%

>= 50% <75%

>= 75%

NRIM Outline

Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

0.3m

0.1m

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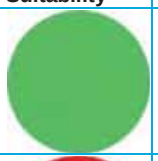
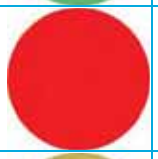
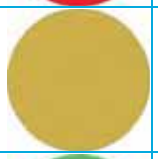
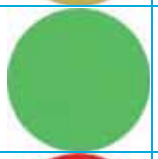
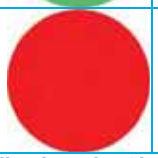
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All forms of source control excluding permeable pavements would be suitable.
Infiltration		Mapping suggests low permeability at this site. This site is located within an EA source protections zone.
Detention		This option may be feasible provided site slopes are < 5%. Liner is required for permanent wet features in pervious soils.
Filtration		This feature is probably feasible, however due to the issues of contaminated land described a liner may be necessary.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

- All development should be located within Flood Zone 1, unless appropriate in accordance with NPPF Technical Guidance.
- A site-specific flood risk assessment will be required for any development in Flood Zone 2.
- There is risk to the site is from surface water. An investigation into the surface water drainage regime is required. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
- Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
- The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
- Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
- Self Contained Basement dwellings should not be located within areas of flood risk.
- Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
- A FRA will need to demonstrate that development at this location can be made safe.

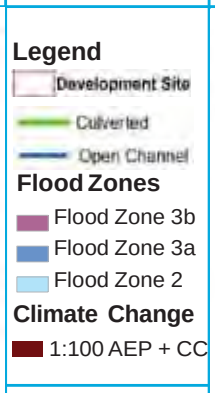
Table 1- 88 Constable Crescent			
Site ID 88	**OS NGR**: 534136, 188851	**Area**: 7397 m²	**Site Code:** TH13

Exception Test Required?: Potentially, the site is entirely in Flood Zone 2
Development in Flood Zone 2 - Essential infrastructure, Water-compatible, More and Less vulnerable classed development, as set out in table 2 of the NPPF Guidelines do not require the Exception Test.
Highly vulnerable classed development require the Exception Test to be passed.
Developers should be mindful of other sources of flood risk and design their site so as vulnerable uses are located in the areas of lower risk.

Flood Defence: None.	**Drainage Area:** HDA_04

Flood Zone Coverage:	**FZ1:** 7%	**FZ2:** 93%	**FZ3a:** 0%	**FZ3b:** 0%

Flood Zones



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Climate Change

Fluvial: This site is in Flood Zone 2 and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Surface Water: Surface water presents a risk to the site. The LB of Haringey SWMP estimates Hornsey Depot to be at risk from the 1:200 AEP surface water event. Further development may result in an increase of surface water flood risk.

% of site at risk from pluvial flooding:	**1:30 AEP (0.1m):** 1%	**1:30 AEP (0.3m):** 0%	**1:100 AEP (0.1m):** 3%	**1:100 AEP (0.3m):** 1%

AStGWF: >= 25% <50%	**% of Superficial Deposits:** 100	**NRIM (%):** 100

Reservoir: The site is within the National Reservoir Maps provided by the Environment Agency for the Lockwood Reservoir. It should be noted that this map is used for indicative purposes only.

Groundwater: The AStGWF is described as a 1km grid. The site falls within a 1km grid cell that has been designated as having <25% susceptibility to groundwater flood emergence from superficial deposits. This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out, especially if the development is to include basement extensions.

Other Sources of Flood Risk: The LB of Haringey SWMP Figure 9 records 21-50 records of sewer flooding. Please note that these records were based on the number of incidents within a particular postcode.

Groundwater

Legend

Development Site

AStGWF

- < 25%
- >= 25% <50%
- >= 50% <75%
- >= 75%

NRIM Outline

- Reservoir Failure

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Reservoir

Surface Water - 1: 30 AEP

Legend

Development Site

Surface Water

- 0.3m
- 0.1m

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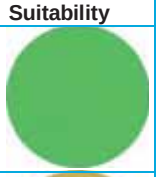
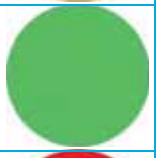
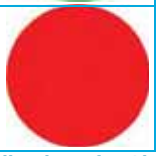
Surface Water - 1: 100 AEP

Surface Water Drainage:

As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. Storage volumes displayed are calculated with an assumption that 70% of the site will be developed impermeable ground. A 30% increase in rainfall depths has been included to represent predicted future climate change effects. PLEASE NOTE: This assessment has been carried out using broad-scale datasets and aims to provide an indication of the likely opportunities and constraints for this development site. A detailed drainage assessment based on site-specific conditions should be carried out by a suitably qualified professional and submitted with any planning application. The values below should not be used for design purposes.

SuDS Type	Potential Suitability	Comments
Source Control		All source control techniques are likely to be suitable.
Infiltration		Mapping suggests low permeability at this site, a site investigation should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%.
Filtration		This option is probably feasible.
Conveyance		Mapping indicates that this feature is probably not suitable, due to the slope of the site. (Slope <5%)

Flood Risk Implications for Site

• The site is located within Flood Zone 2. A FRA is required in order to demonstrate how the site is to manage surface water.
• The main risk to the site is from reservoir inundation and surface water. More vulnerable development as described within NPPF should be located in the areas of least flood risk.
• Developers should consider the surface water catchment when looking at solutions for mitigation measures for surface water runoff from potential development. This may require developers to consider solutions outside of their site. Liaison with the appropriate SUDS Approving Body and LB of Haringey should be carried out in the early stages of the development.
• Assessment for runoff should include allowance for climate change effects.
• New or re-development should adopt exemplar source control SUDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
• Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse or drainage system to ensure flows are not exacerbated downstream within the catchment.
• The site falls within an area susceptible to groundwater emergence. An assessment of suitable surface water mitigation techniques should be made.
• Assessment of the current access road flood risk and if new access roads are considered flood risk needs to be investigated further.
• Self Contained Basement dwellings should not be located within areas of flood risk.
• Any basement extension will need to ensure that it does not disrupt the hydro geological regime of the area. Basement extensions located in areas of risk should not have any sleeping accommodation and will require access to an upper level.
• A FRA will need to demonstrate that development at this location can be made safe.