

Flood Risk Assessment, Proposals & Evidence

Recommendation (Council to complete)	Assessments	Required?	Document submitted?	Document title	Page/ section reference
	Site-specific Flood Risk Assessment	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	
	Drainage Statement	CHECK SITE DETAILS	Yes		
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
Recommendation (Council to complete)	Policy compliance	Required?	Requirement met?	Document title	Page/ section reference
	Assessments address local, regional & national policies	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 3
	include suitable research & quantification of site flood risks	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 4
	address cumulative impact of developments	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 2
	propose suitable flood ingress internal coping measures	CHECK SITE DETAILS	No		
	propose suitable flood risk mitigation measures	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
	Internal water consumption target 105 l/p/d (residential)	Yes	N/A		
	External water consumption target 5 l/p/d (residential)	Yes	N/A		
	BREEAM Excellent water consumption target (non-resi >500m2)	No	Residential		
	Will not locate vulnerable development in flood-prone area	Yes	No	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
	Scheme does not increase flood risk on & off site	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 6
	Scheme reduces on&off-site flood risk where possible	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
Recommendation (Council to complete)	Evidence supporting Assessments & Proposals	Required?	Evidence submitted?	Document title	Page/ section reference
	Drawings showing site-specific flood risk up to 100yr+40%	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 4
	Drawings showing proposed internal coping measures	CHECK SITE DETAILS	No		
	Drawings showing proposed flood mitigation measures	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	Appendix D
	Drawings showing proposed basement/ground floor uses	CHECK SITE DETAILS	Yes	Submitted Layout Plans	
	Building flood risk emergency evacuation plan		No		
	Drawings showing on&off-site overland exceedance flows	CHECK SITE DETAILS	No		
	Internal water calculations & proposals (resi)	Yes	No		
	External water calculations & proposals (resi)	Yes	No		
	BREEAM water calculations & proposals (non-resi >500m2)	No	Residential		

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding

Policy CC3 c. consider the impact of development in areas at risk of flooding
(including drainage);

Policy CC3 b. avoid harm to the water environment and improve water quality& e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible

including Local Plan CC3, CPG, new London Plan, National Planning Policy Framework

including Strategic Flood Risk Assessment, Update LFRZ Map & EA Mapping

Policy CC3 c. consider the impact of development in areas at risk of flooding

Policy CC3 d. incorporate flood resilient measures in areas prone to flooding;

Policy CC3 d. incorporate flood resilient measures in areas prone to flooding;

Policy CC3 a. incorporate water efficiency measures

Policy CC3 a. incorporate water efficiency measures

Policy CC3 a. incorporate water efficiency measures

Policy CC3 f. not locate vulnerable development in flood-prone areas.

Policy CC3 The Council will seek to ensure that development does not increase flood risk

Policy CC3 The Council will seek to ensure that development...reduces the risk of flooding where possible

allowing 300mm freeboard to potential water ingress points

Policy CC3 a. incorporate water efficiency measures

Policy CC3 a. incorporate water efficiency measures

Policy CC3 a. incorporate water efficiency measures

Sustainable Drainage (SuDS) Assessment, Evidence and Proposals

Recommendation (Council to complete)

Assessments

Drainage Statement (DS)

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GLA-Camden SuDS Pro-forma (fully completed)

Recommendation (Council to complete)

Policy compliance

DS must include identification of flood risk

DS must include assessment of existing, greenfield & proposed runoff rates

DS must include identification of measures, in line with the drainage hierarchy, to reduce runoff rates

Achieve greenfield runoff rates wherever feasible, or as close as possible

Constrain runoff volumes to greenfield for 100yr 6hr event where feasible

Backstop target for unaltered buildings: >50% reduction in existing run-off

Developments must include SuDS unless inappropriate

Development should follow the detailed London Plan drainage hierarchy

EA climate change factor applied: 2080s upper rainfall intensity allowance (40%)

Recommendation (Council to complete)

Evidence supporting Assessments & Proposals

Drawings detailing SuDS extent & position (incl. outfalls, control points, levels)

Blue-green roof details with area & minimum 150mm substrate for storage

Results of cross-site infiltration rate or similar tests to show soil (in)compatibility

Professional run-off calculations supporting rates & volumes reported in DS

Drawings showing on&off-site overland exceedance flows

Evidence of site surveys and investigations relating to drainage

Lifetime maintenance and adoption arrangements (and maintenance owner)

Management of health & safety risks related to SuDS design

Confirmation of discharge capacity (or correspondence) from relevant body eg TW

Document submitted?
Yes
Yes

Requirement met?
Yes
Yes
Yes

Yes
Yes
Yes

Yes
Yes
Yes

Evidence submitted?
Yes
No
Yes
Yes
No
Yes
Yes
Yes
Yes

Document title	Page/ section reference
104878-PEF-ZZ-ZZ-EP-D-100017	

104878-PEF-ZZ-ZZ-EP-D-100017	Appendix E & F
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Document title	Page/ section reference
104878-PEF-ZZ-ZZ-EP-D-100009	FRA document
104878-PEF-ZZ-ZZ-EP-D-100017	Section 3
104878-PEF-ZZ-ZZ-EP-D-100017	Section 3

104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5
104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5
104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5

104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.5
104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.1
104878-PEF-ZZ-ZZ-EP-D-100017	Appendix C

Document title	Page/ section reference
104878-PEF-ZZ-ZZ-EP-D-100017	Appendix D
Geo-Environmental Report	
104878-PEF-ZZ-ZZ-EP-D-100017	Appendix C and Section 2
104878-PEF-ZZ-ZZ-EP-D-100009	No exceedance routes predicted
104878-PEF-ZZ-ZZ-EP-D-100017	Appendix A, B and E
104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.6
104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.5
104878-PEF-ZZ-ZZ-EP-D-100017	Appendix E

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage);

Download from www.london.gov.uk/what-we-do/environment/climate-change/surface-

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.67

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.66

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.68