



119 OLD FARLEIGH ROAD, SOUTH CROYDON, CR2 8QD

Report Prepared for: Search Acumen

Client Reference: 355809-0001-8_FSC

Report Reference: 292768335

Date: 18 March 2022



Flood Risk

PASSED – PRUDENT ACTION

Executive Summary | SEE PAGE 1

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Consultant Commentary | SEE PAGE 3

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RIVER

VERY LOW

COASTAL

VERY LOW

GROUNDWATER

MODERATE

SURFACE PLUVIAL

LOW TO MODERATE

OTHER FACTORS

VERY LOW



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Insurance

SEE PAGE 1

In most cases insurance should be available at standard terms.

[CLICK HERE](#)

Historical Flooding

NOT IDENTIFIED

We have not identified historical flooding on or within 100m of the Site.



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Flood Risk

PASSED – PRUDENT ACTION



Consultant's Summary

The Site may be susceptible to flooding, particularly during an extreme flooding event. It would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed? **NO**

What is the risk of flooding in an undefended scenario or assuming defences fail? **MODERATE**

Are there existing flood defences within 500m of the Site? **NO**

Insurance

In most cases insurance should be available at standard terms.



Recommendations

While no immediate action is required, as a moderate risk exists we recommend being prepared

Risk: The Site is at risk of groundwater flooding during extreme storm events.

Action: If there is a cellar/basement consider carrying out a more detailed groundwater assessment

Sign up to national or local flood warning services

Prepare a flood plan with actions to reduce disruption, protect your property and help with recovery.

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



Report Scope

Report Prepared on: **119 OLD FARLEIGH ROAD, SOUTH CROYDON, CR2 8QD**

Current Use: **Assumed Residential**

Proposed Use: **Assumed Residential**

Transaction Type: **Assumed purchase**

Site Area (m²): **809.35**

National Grid Reference: **535600 161570**



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Flood Risk

Consultant Commentary

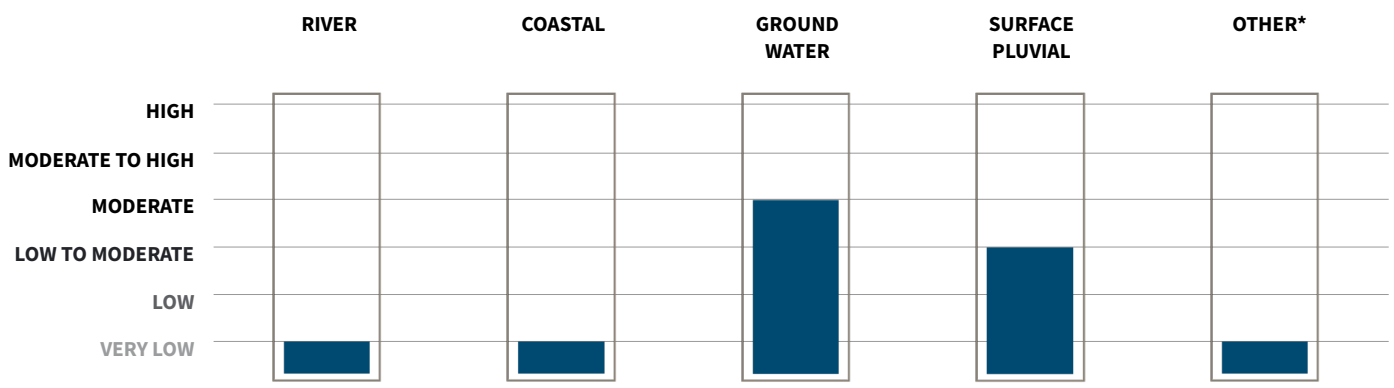


Flood Analysis

Would a Flood Risk Assessment be required if development is proposed? **NO**

What is the risk of flooding in an undefended scenario or assuming defences fail? **MODERATE**

Are there existing flood defences within 500m of the Site? **NO**



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

Argyll's Comment

River No commentary required.

Coastal No commentary required.

Groundwater The Site is located within an area that is at some risk of groundwater flooding. A rising water table could exceed the surface during extreme storm events. This will be more of a problem if the property has a basement.

Surface Water Depths from surface water are not expected to exceed 0.3m during a flood event at the boundary of the road only. Therefore, the overall risk is deemed low to moderate.

Other Factors No commentary required.

Flood Risk

Other Considerations



Flood Risk Considerations: In this section we highlight issues that may be relevant to your transaction. These issues fall outside of the flood risk analysis above, but still warrant consideration.

Additional Considerations

Risk	Summary	Suggested Action
Dam and Reservoir Failure NOT IDENTIFIED	This Site is not within an area that would be flooded in the event of a significant infrastructure failure.	Contact Canal and Rivers Trust
Sewer Flooding NOT SEARCHED	In times of extreme rainfall events sewers can overflow and cause local flooding. At Risk Registers are maintained by water and sewerage companies in England and Wales. These registers are not always complete so asking the seller is equally important.	Review Con29DW and send enquiries to the seller.

Flood Risk Management Options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent. Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business Continuity Plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood Evacuation Plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Flood Risk

Data Section



Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
River and Coastal Flooding	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none">• Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3.• Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.• Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection.• Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.• Flood Storage Areas: Areas that store floodwater during flood events.
Surface Water Flooding	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none">• 1:75• 1:200• 1:1000 Each map will show the likely flood depth bandings within each of these return periods.
Groundwater Flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other Factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.



Flood Risk: Tabular Summary

Flooding

River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	No	No	No
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	No	No
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	No	No
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	No
Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	Yes	Yes	Yes
JBA Pluvial 200 Depths	Yes	Yes	Yes
JBA Pluvial 1000 Depths	Yes	Yes	Yes
Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	Yes	Yes
Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	No
OS VectorMap District - Water Features	No	No	No
OS MasterMap Water Network	No	No	No



Flood Risk: River and Coastal (map 1)



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◇ Site

▭ Flood Zone 3

▬ Flood Defences

▭ Flood Zone 2

▭ Areas Benefiting from Flood Defences



Flood Risk: River and Coastal (map 2)



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RoFRS - Very Low

RoFRS - Low

RoFRS - Medium

RoFRS - High



Flooding from Rivers or Sea without Defences (Flood Zone 3)

No features identified.

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

No features identified.

Areas Benefitting from Flood Defences

No features identified.

Spatial Flood Defences (with attributes)

No features identified.

Risk of Flooding from Rivers and Sea (RoFRS)

No features identified.





Flood Risk: Surface Water (1:75 year event)




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 Site

 10cm – 30cm depth

 30cm – 1m depth

 1m + depth





Flood Risk: Surface Water (1:200 year event)




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 Site

 10cm – 30cm depth

 30cm – 1m depth

 1m + depth





Flood Risk: Surface Water (1:1000 year event)




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 Site

 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



Flood Risk: Surface Water

JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	NE	1
Type: Greater than 0.3m and Less than or equal to 1.0m	15m	S	1
Type: Equal to 0.1m	28m	E	1

JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	NE	1
Type: Greater than 0.3m and Less than or equal to 1.0m	10m	S	1
Type: Equal to 0.1m	189m	SW	1

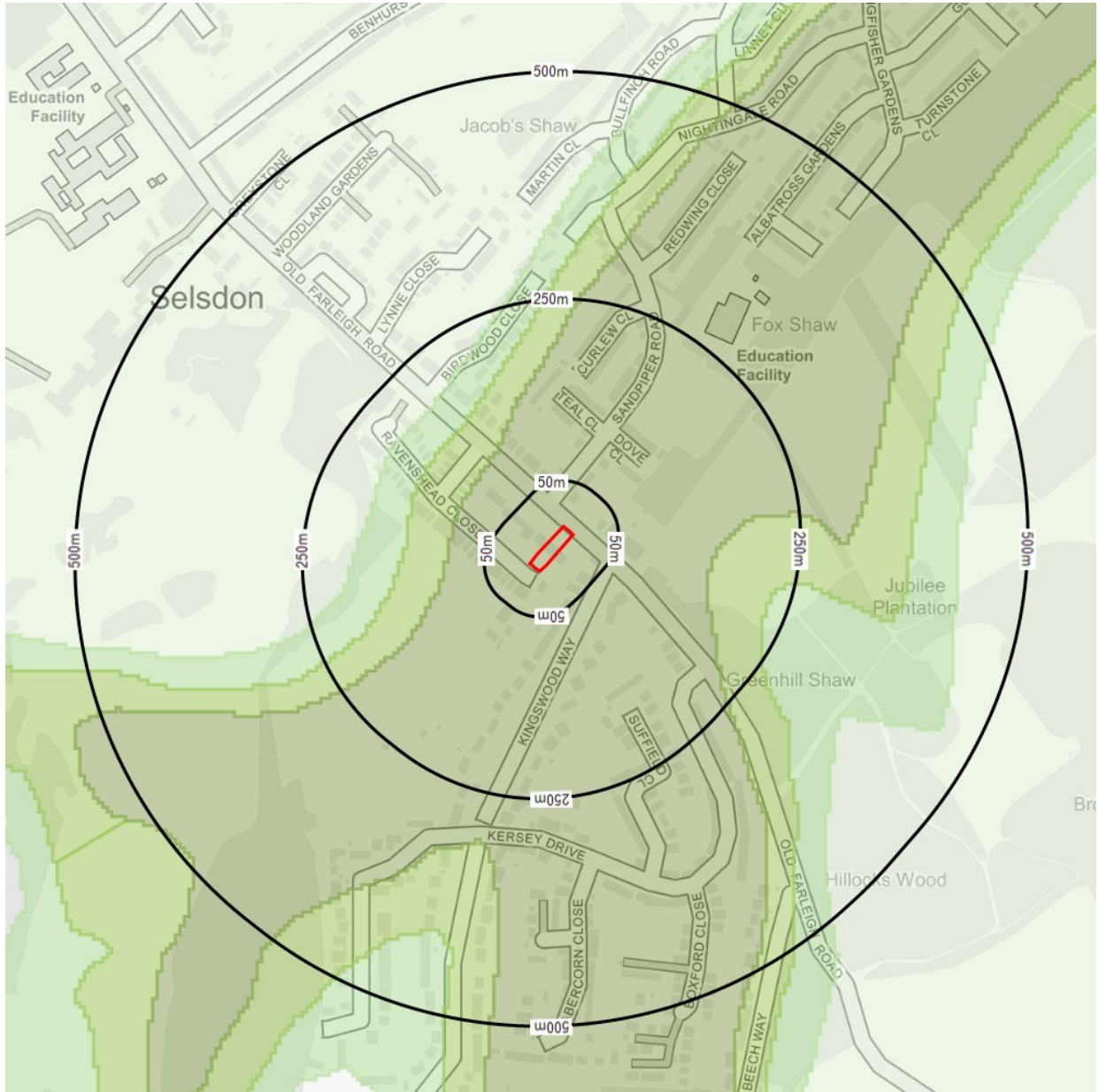
JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	NE	1
Type: Greater than 0.3m and Less than or equal to 1.0m	3m	NE	1
Type: Greater than 1.0m	35m	S	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2022



Flood Risk: Groundwater



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High Risk

Moderate Risk

Low Risk

Negligible Risk

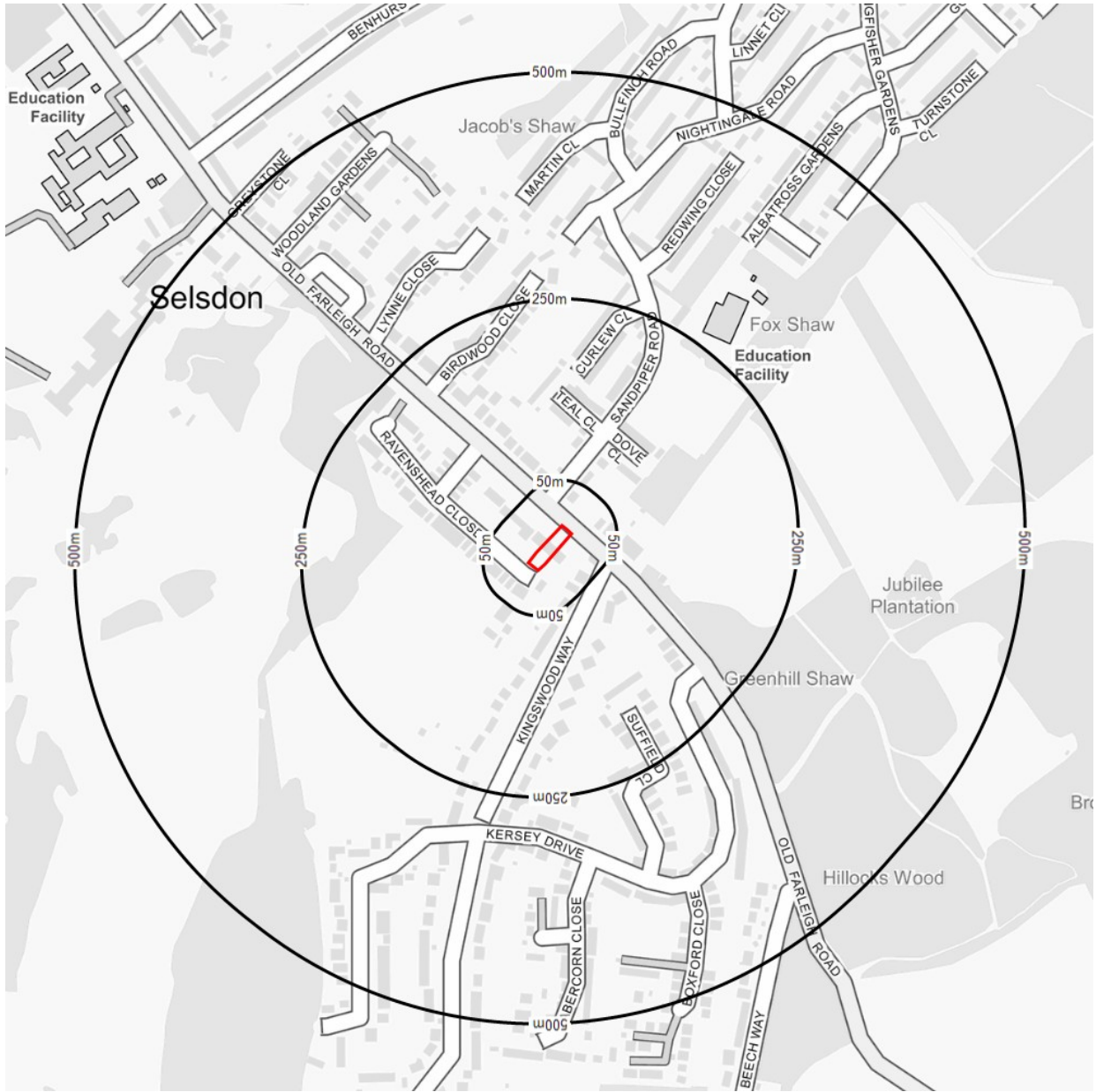


Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: High	0m	N	1
Type: Moderate	89m	NW	1
Type: Low	136m	W	1
Type: Negligible	183m	W	1



Flood Risk: Other



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- | | |
|-------------------------|-------------------------|
| Site | Tidal River |
| Water Feature | Lake or Reservoir |
| Flood Storage Areas | Forshore and Sea |
| Recorded Flood Outlines | Underground River |
| Primary Flow (named) | Marsh |
| Primary Flow (un-named) | Canal, Lock or Transfer |
| Secondary Flow | |



Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

No features identified.

OS VectorMap District - Water Features

No features identified.

OS MasterMap Water Network

No features identified.

Flood Solutions Commercial

About this report



Flood Solutions Commercial Limitations

Flood Solutions Commercial reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Flood Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.landmark.co.uk/product-terms-conditions. If you need any further information please contact us on 0330 036 6115.






Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
PASSED – PRUDENT ACTION 	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an ‘extreme’ event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
FURTHER ACTION 	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of ‘other factors’. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group Limited
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:

orders@argyllenviro.com

Contact	Name	Address	Contact Details
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Legal Director
Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.