

Site Name: Land to the south of Thames Barrier

Site ID:	C3	Site Address:	Charlton SDL	Area (ha):	6.32
Current Use:	Car Park, Open Space and industrial/office uses	Proposed Use:	Safeguarding for Flood Defences, only a use compatible with this is to be considered, such as Community Open Space.	Vulnerability Classification:	Water Compatible

Tidal Source:

Flood Zone 1 (<0.1% AEP):	Flood Zone 2 (0.1% AEP): 100%	Flood Zone 3 (1% AEP): 100%	Flood Zone 3b (5%AEP): 1%	Area Benefiting from Defences:	92.41%
0%					

Flood Zones and Flood Defences

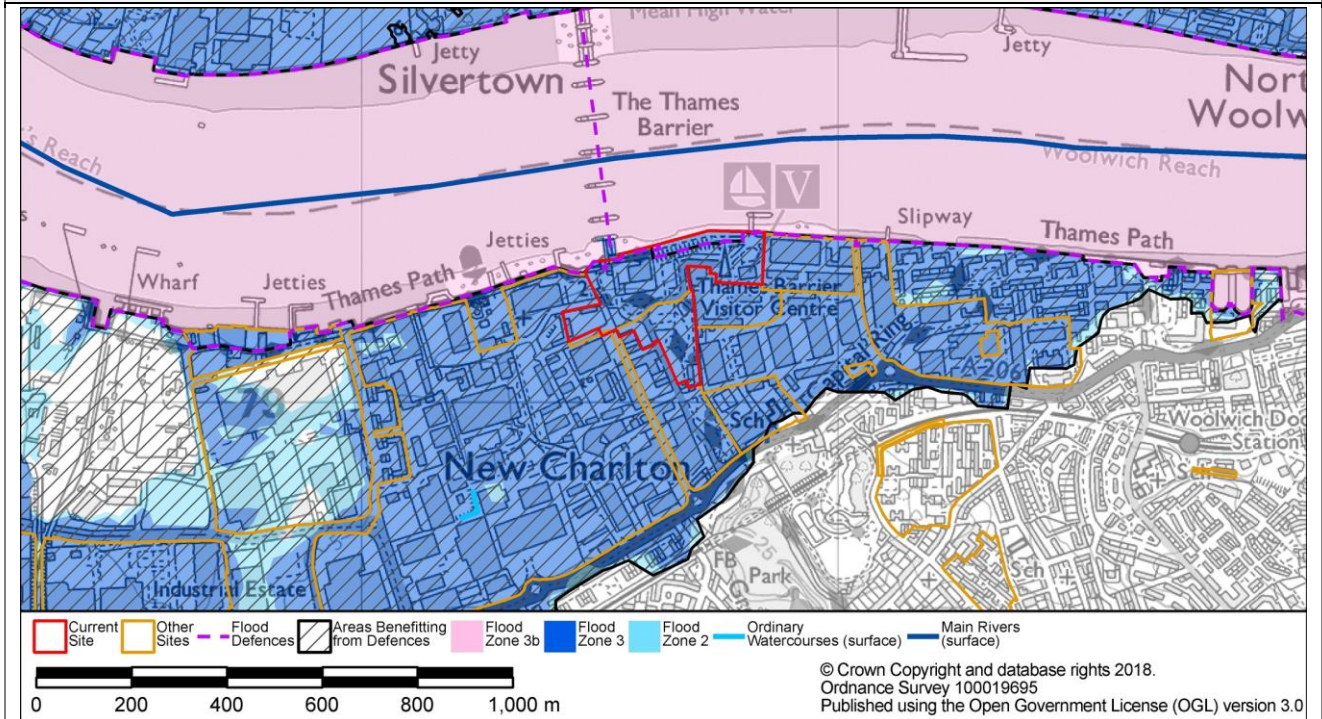


Figure A - Flood Zones

Flood Defence Source:	tidal	Upstream of Thames Barrier?	No
Flood Defence Type:	embankment	Standard of Protection:	1000
Flood Warning Area	Tidal Thames from Woolwich Arsenal to Deptford Creek (90% Overlap)	Emergency Rest Centre	Thorntree Primary School

Residual Tidal Flood Risk

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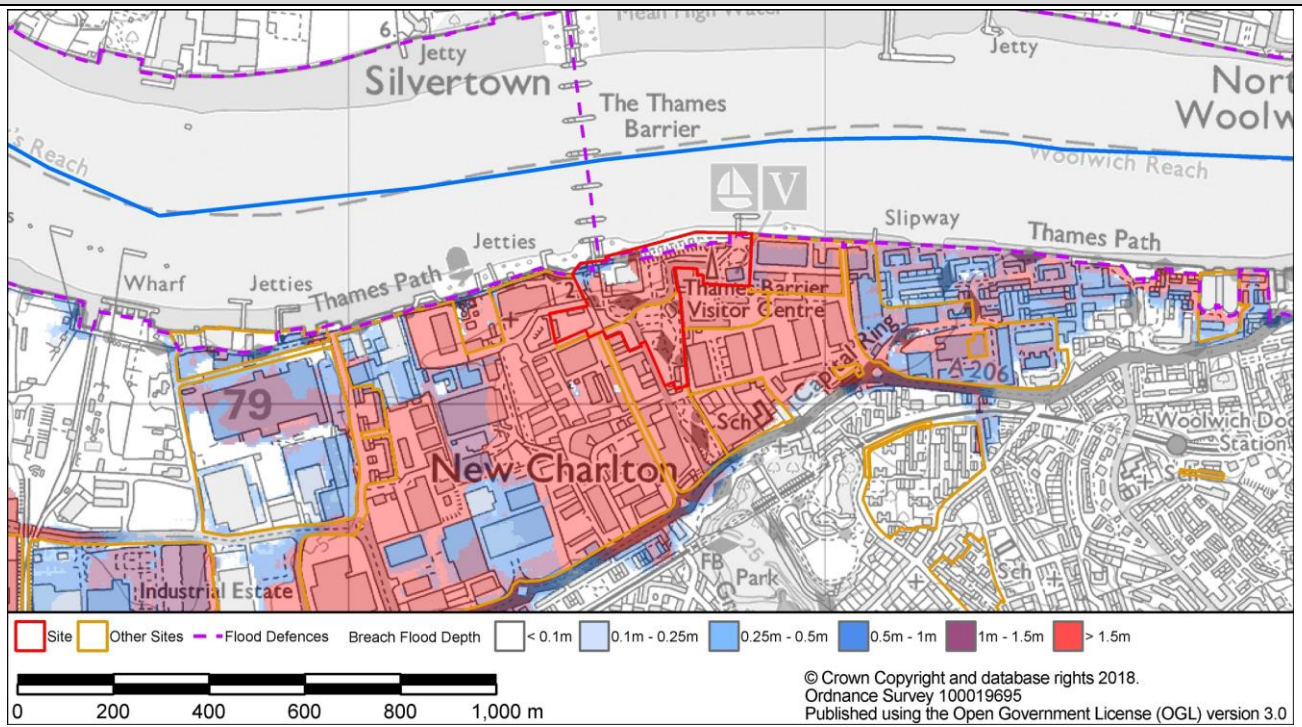


Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

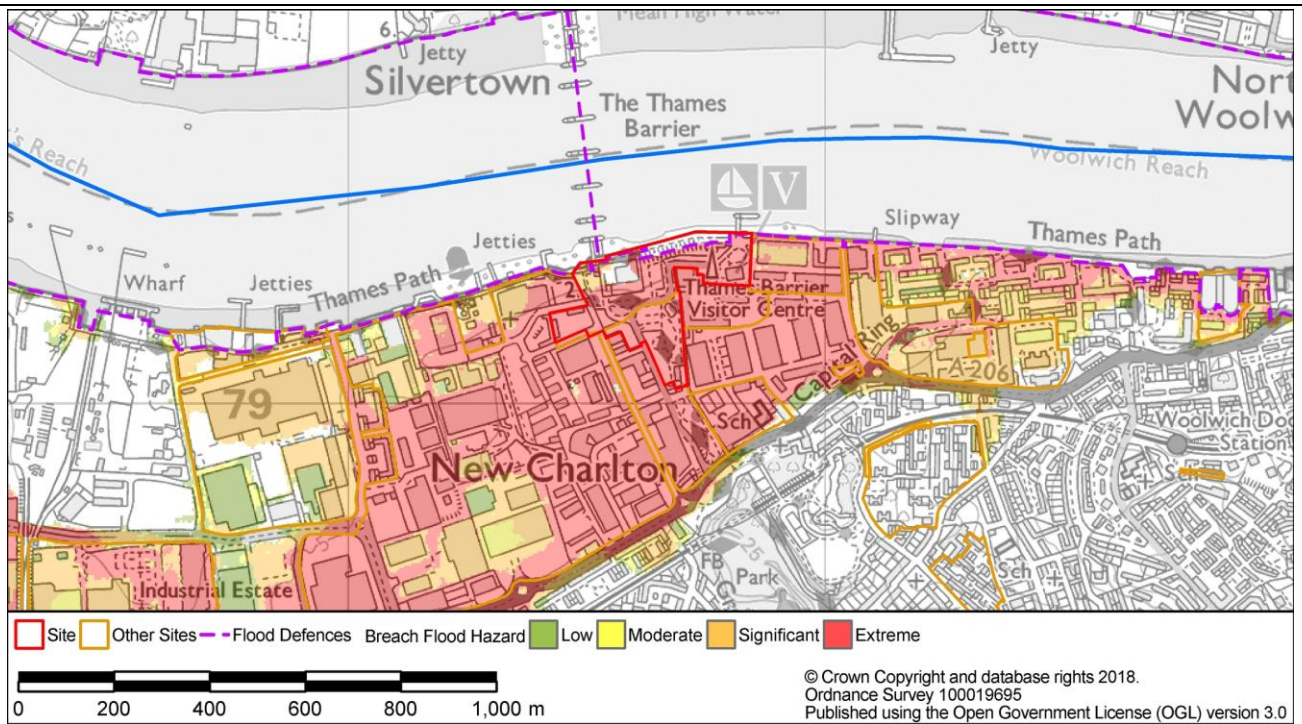


Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW)

High

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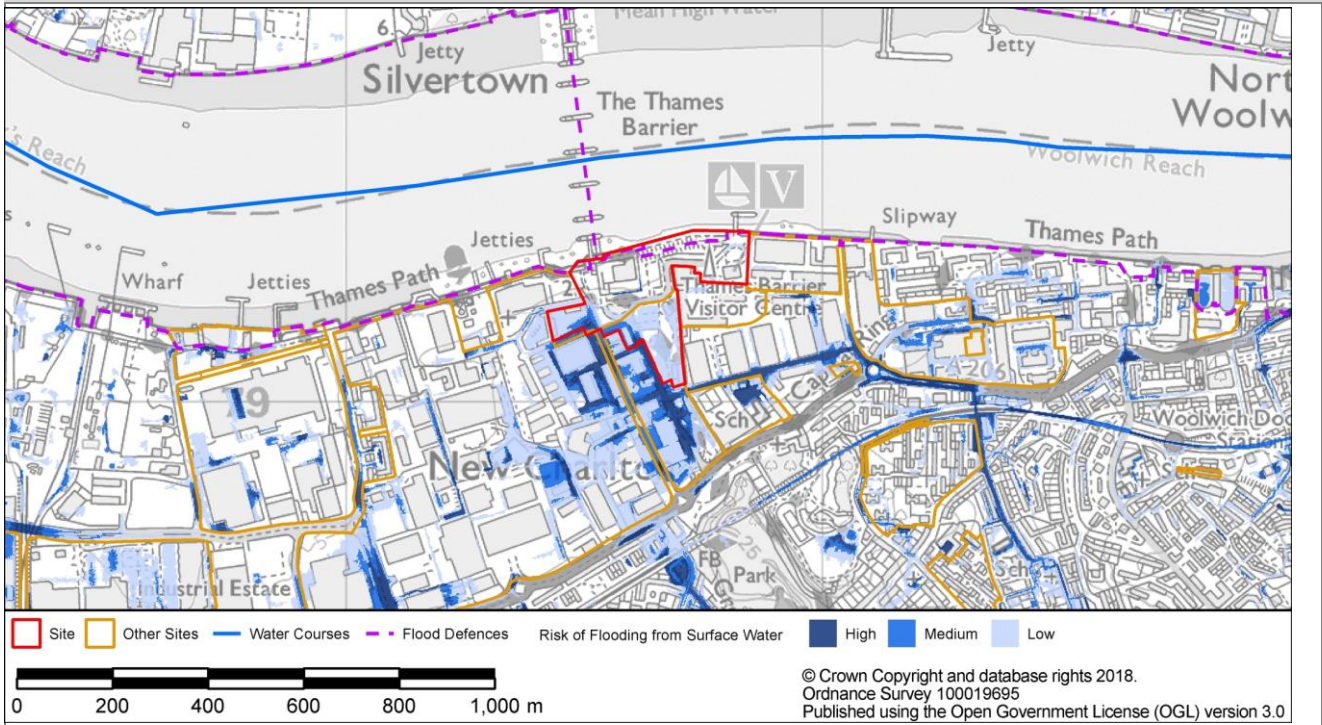


Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_014 (100% Overlap)		
Groundwater Source			
Bedrock Geology	Upper Chalk Formation	Superficial Geology	Alluvium - Clay, Silty, Peaty, Sandy
Bedrock Aquifer Designation	Principal (100% Overlap)	Superficial Aquifer Designation	Secondary (undifferentiated) (100% Overlap)
Potential Groundwater Flooding Zone	Zone B		
Other Sources			
Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 1 External Flood Incidents: 3		
Artificial sources			

Site Specific Recommendations

The site is currently used as a car park, open space and office uses. The site is proposed to be used as open space for the safeguarding of the flood defences. The site is located in Flood Zone 3 and is protected by the presence of defences. The site has a residual risk of a breach in the defences. The site is at high risk of Surface Water flooding. This site is suitable for water compatible open space development. Permission is required from the Environment Agency for work activity within 16m of a tidal river or tidal defence. Reference should be made to the Integrated Water Management Strategy for the area.

Development at this location should implement the Thames Estuary 2100 (hereafter referred to as 'the Plan') action zone 3 or 4 recommendations to maintain, improve and enhance or replace the flood defence walls in this location. Development at this site should also agree a programme for habitat enhancement and replacement and implement habitat improvement and replacements schemes, as specified by the plan.

Surface water flow paths should be assessed to inform the strategic location of SuDS and techniques to route flows to the most appropriate places around the site. It is possible that management of the flow from the site will help to reduce surface water flow to the south of the site. Careful consideration should be given to the use of fences and landscaping walls so as to prevent causing obstruction to flow routes and increasing the risk of flooding to the site or neighbouring areas.

Reference to the SWMP Appendix D Figure D6 identifies that (prior to the completion of a site investigation to determine precise local conditions) infiltration of surface water into the ground is uncertain for the site. Site investigations will be required prior to the development of a Drainage Strategy for the site. Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.

Summary

The site is currently used as a car park, open space and office uses and is proposed to be used as open space. In accordance with the NPPF, this site is suitable for water compatible development. If the proposed site use was to change to a more vulnerable development, would require further assessment to determine if the site passes the Exception Test.