

Site Name: Site on the corner of Horseferry Place and Thames Street

Site ID:	G1	Site Address:	Greenwich	Area (ha):	0.1
Current Use:	Adventure playground	Proposed Use:	Community uses including play space	Vulnerability Classification:	Water Compatible

Tidal Source:

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

Flood Zones and Flood Defences

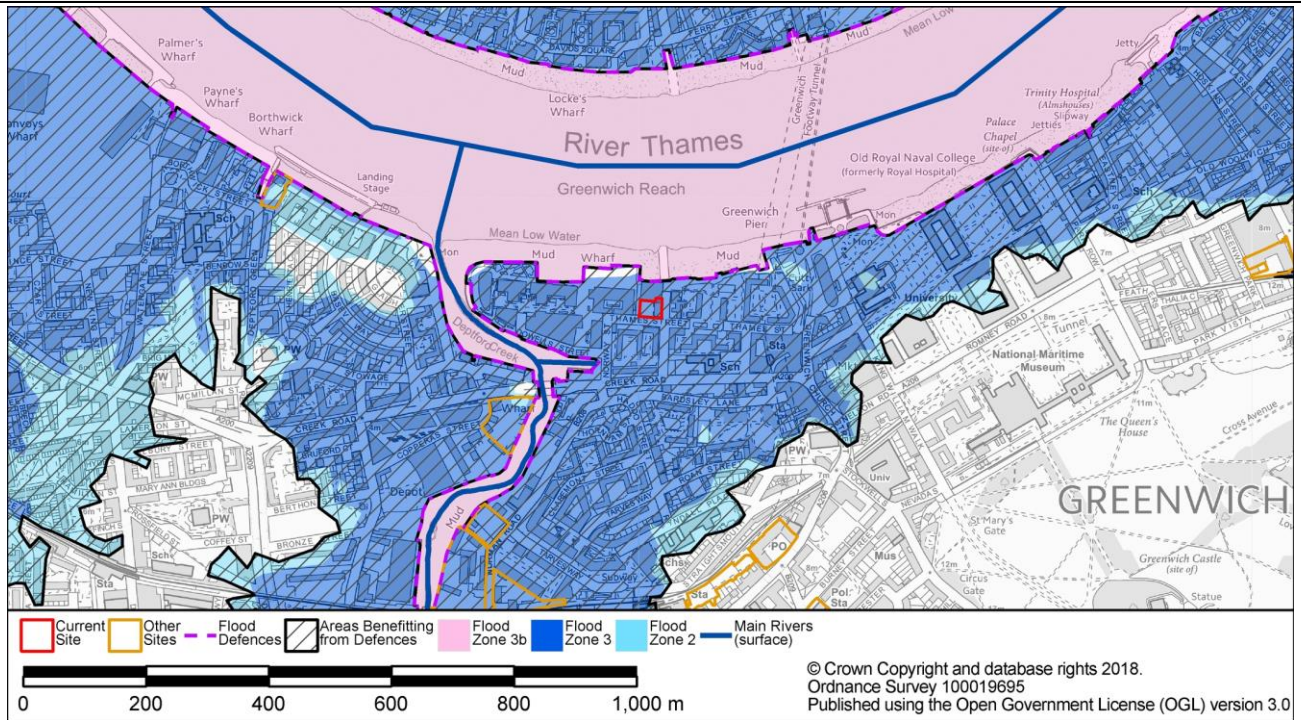


Figure A - Flood Zones

Flood Defence Source:	tidal	Upstream of Thames Barrier?	Yes
Flood Defence Type:	wall	Standard of Protection:	1000
Flood Warning Area	Tidal Thames from Woolwich Arsenal to Deptford Creek (100% Overlap)	Emergency Rest Centre	St. Alfege and St. Peter's CofE Primary School

Residual Tidal Flood Risk

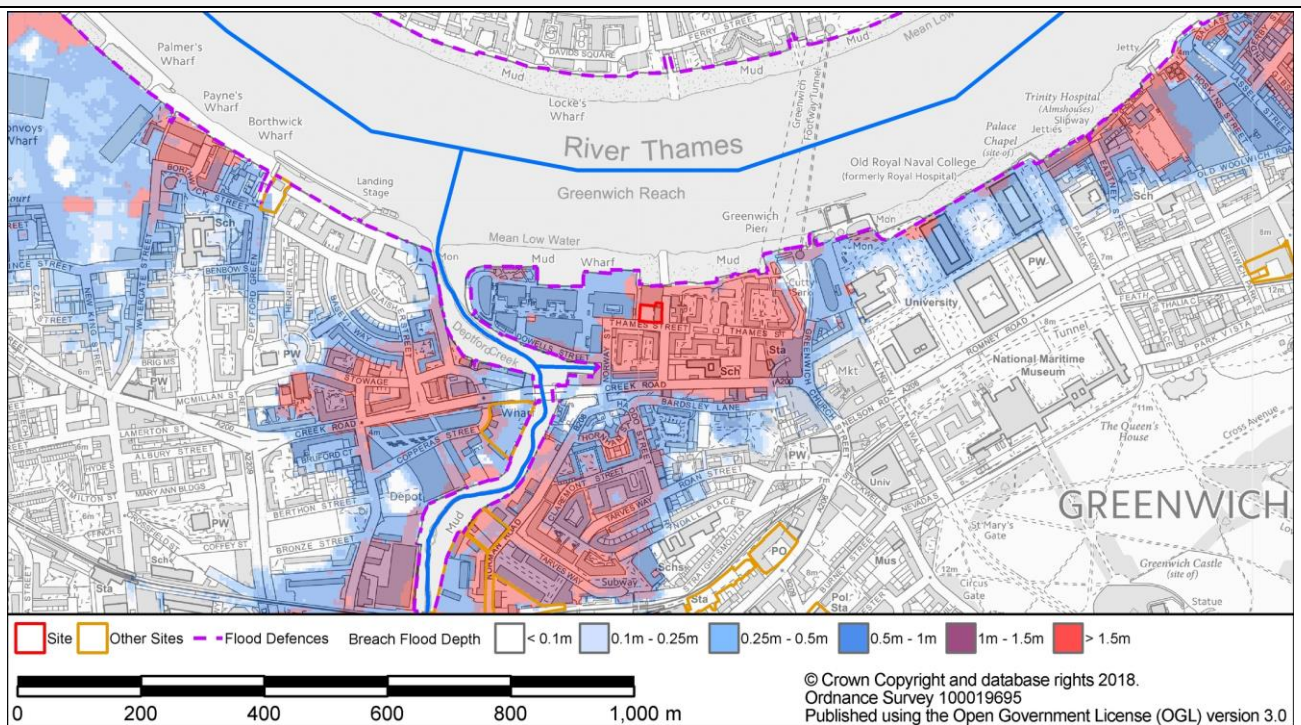


Figure B - Maximum Flood Depth (Upriver Breach Assessment, MLWL 2100)

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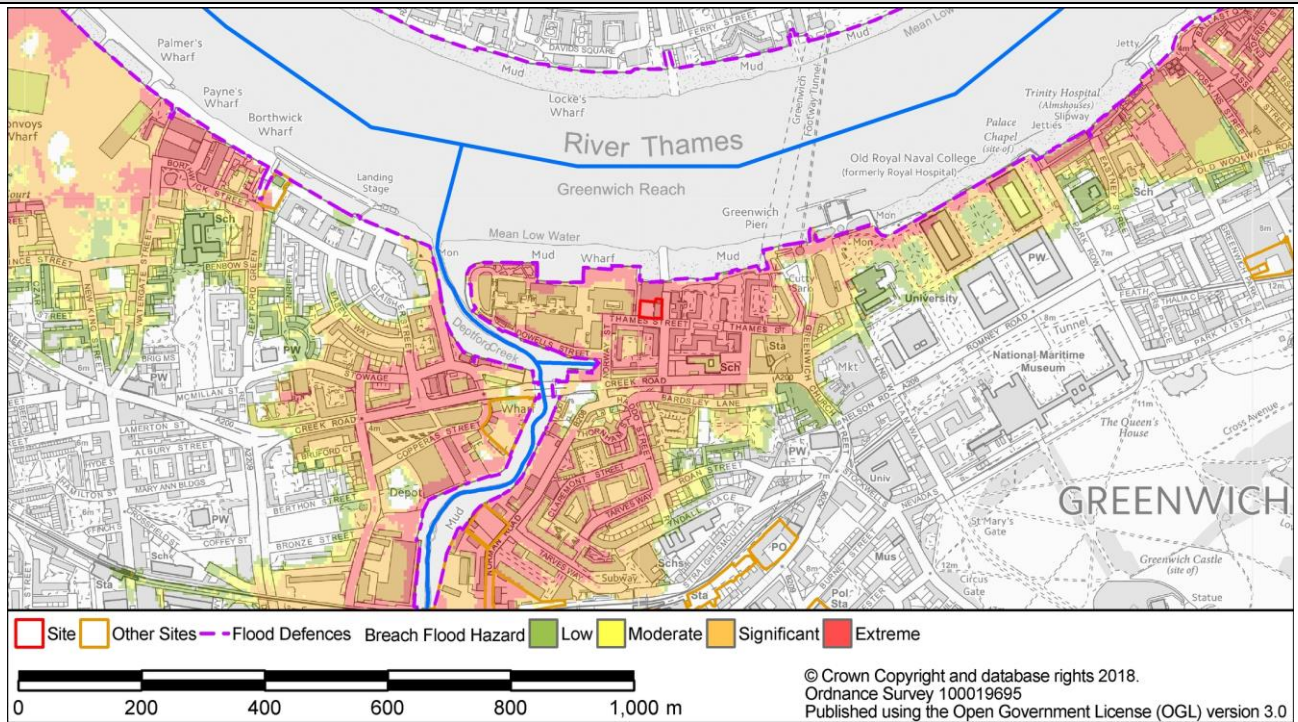


Figure C - Maximum Flood Hazard (Upriver Breach Assessment, MLWL 2100)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW) | Low

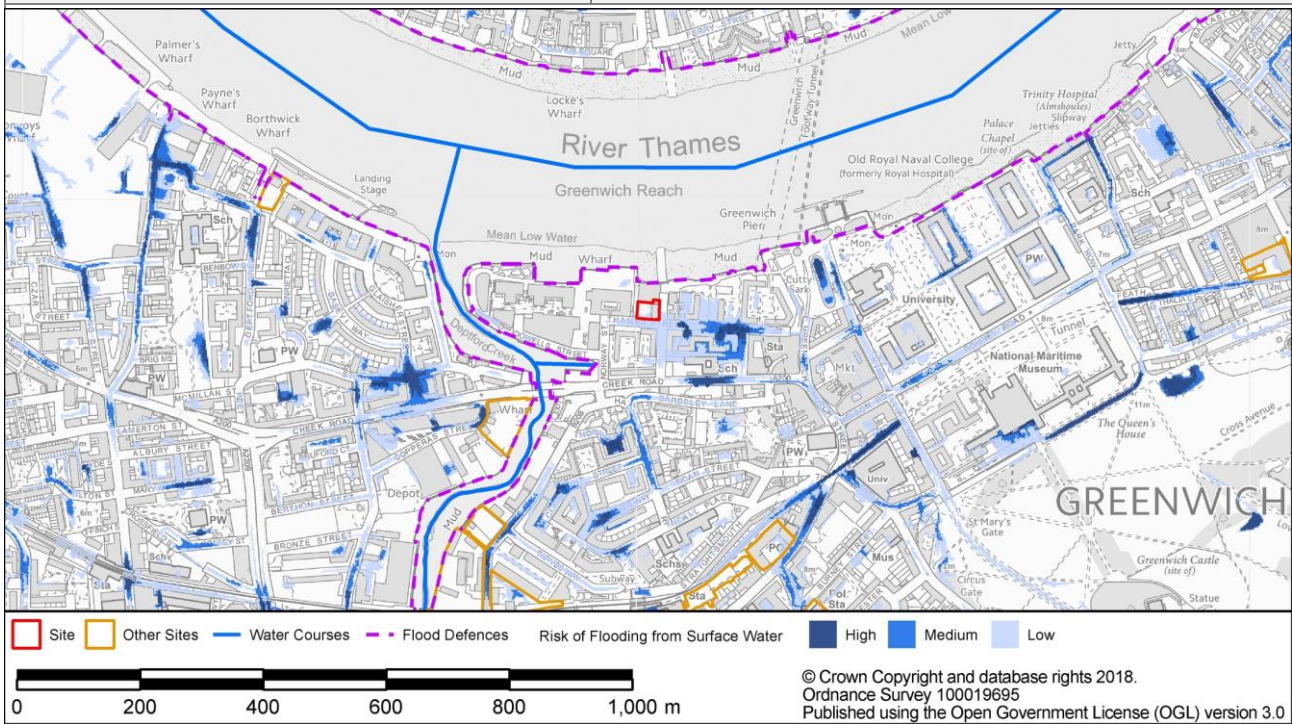


Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area | Group6_016 (100% Overlap)

Groundwater Source

Bedrock Geology	Lambeth Group	Superficial Geology	Alluvium - Clay, Silty, Peaty, Sandy
Bedrock Aquifer Designation	Secondary A (100% Overlap)	Superficial Aquifer Designation	Secondary (undifferentiated) (100% Overlap)
Potential Groundwater Flooding Zone	N/A		

Other Sources

Sewer Flooding (within 4 digit postcode) | Internal Flood Incidents: 3 External Flood Incidents: 0

Artificial sources

Site Specific Recommendations

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The site is currently used as an adventure playground. The site is proposed to be used as open space. The site is located in Flood Zone 3 and is protected by the presence of defences. The site is at residual risk of tidal flooding. The site is at low of Surface Water flooding. This site is suitable for water compatible open space development.

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 around the east of the site and the area surrounding 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 potentially unsuitable 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. The site is located within the Group6_016 Critical Drainage Area. The potential development must not increase flood risk to other areas within the CDA. Where an increased risk exists, developers need to provide a Drainage Strategy to demonstrate how they intend to address this, by what methods, over what timeframe and how maintenance of such works would be funded over its lifetime. This should include a consideration of SuDS in line with the London Plan 5.13 and Local Plan Policies. Surface water run-off should be managed in line with Royal Greenwich's surface water management requirements, as set out in Chapter 4 of the Developer Guidance.

Summary

The site is currently used as an adventure playground and is proposed to be used as open space. In accordance with the NPPF, this site is suitable for water compatible development and is not subject to the Exception Test.