

Site Name: O2 arena open space					
Site ID:	GP8	Site Address:	Greenwich Peninsula	Area (ha):	6.76
Current Use:	Vacant land around hotel under construction and public realm south of the O2	Proposed Use:	Open Space	Vulnerability Classification:	Water Compatible
Tidal Source:					
Flood Zone 1 (<0.1% AEP): 19%	Flood Zone 2 (0.1% AEP): 81%	Flood Zone 3 (1% AEP): 33%	Flood Zone 3b (5%AEP): 0%	Area Benefiting from Defences: 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 (80% Overlap)	Emergency Rest Centre	Millenium Primary School		
Residual Tidal Flood Risk					

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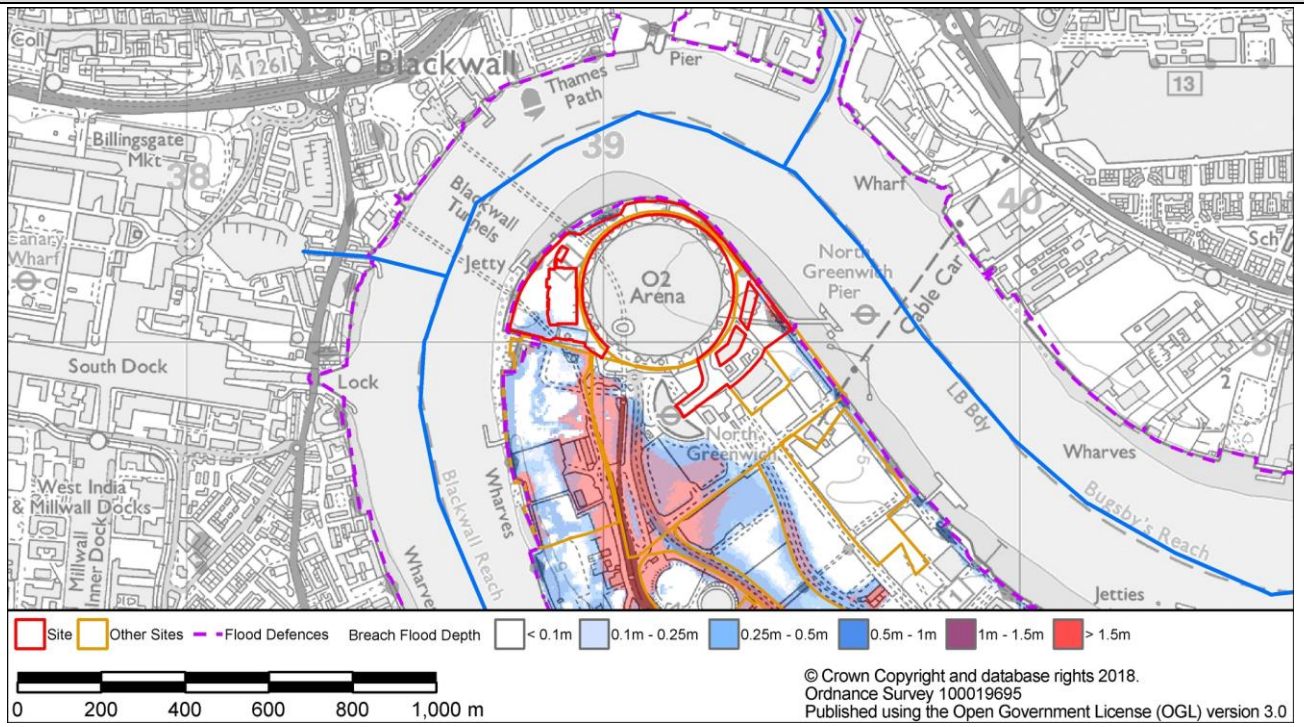


Figure B - Maximum Flood Depth (Upriver Breach Assessment, MLWL 2100)

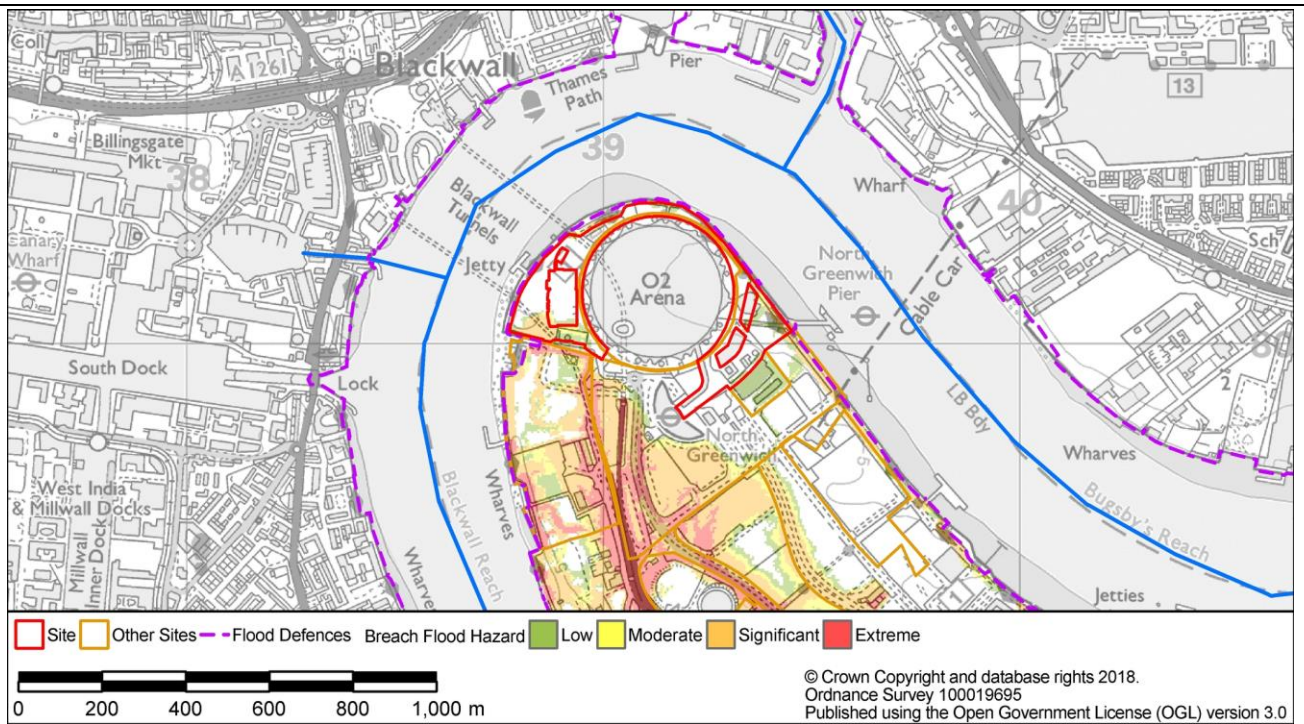


Figure C - Maximum Flood Hazard (Upriver Breach Assessment, MLWL 2100)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW)

Medium

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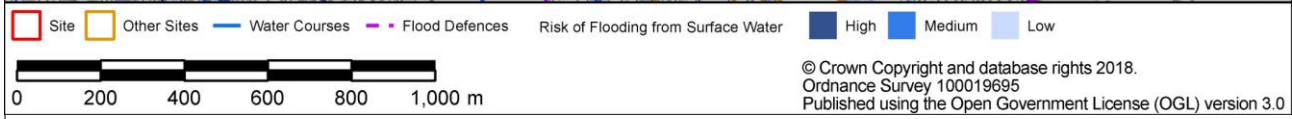
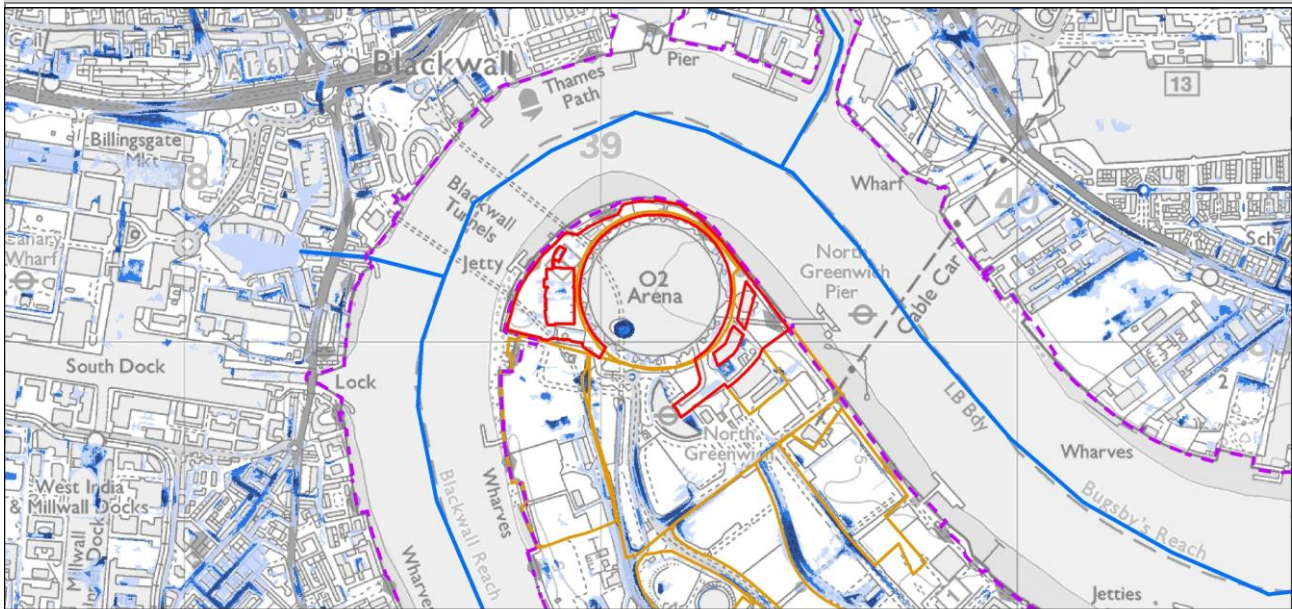


Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	N/A		
Groundwater Source			
Bedrock Geology	London Clay Formation	Superficial Geology	Alluvium - Clay, Silty, Peaty, Sandy
Bedrock Aquifer Designation	Unproductive (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: 2	External Flood Incidents: 0	
Artificial sources			

Site Specific Recommendations

The site is currently vacant. The site is proposed to be used as open space. The site is predominantly located in Flood Zones 2 and 3 and is protected by the presence of defences. The site has a residual risk of a breach in the flood defences. The site is at medium risk of Surface Water flooding. Permission is required from the Environment Agency for work activity within 16m of a tidal river or tidal defence. This site is suitable for water compatible open space development. The redevelopment of the Greenwich Peninsula will provide opportunities for incorporating flood resilience measures. Further information on the redevelopment of the Peninsula can be found at- http://www.royalgreenwich.gov.uk/downloads/download/434/greenwich_peninsula_west_masterplan

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 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.

Summary

The site is currently used as vacant land 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. If the proposed site use was to change to a more vulnerable development, would require further investigation assessment would be required to understand the risk posed by residual tidal risk and surface water.