

Site Name: 90 Abbey Wood Road

Site ID:	SA3	Site Address:	Thamesmead and Abbey Wood	Area (ha):	0.1
Current Use:	Post office	Proposed Use:	Housing and Retail	Vulnerability Classification:	More Vulnerable

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:
29%	71%	71%	0%	51.37%

Flood Zones and Flood Defences

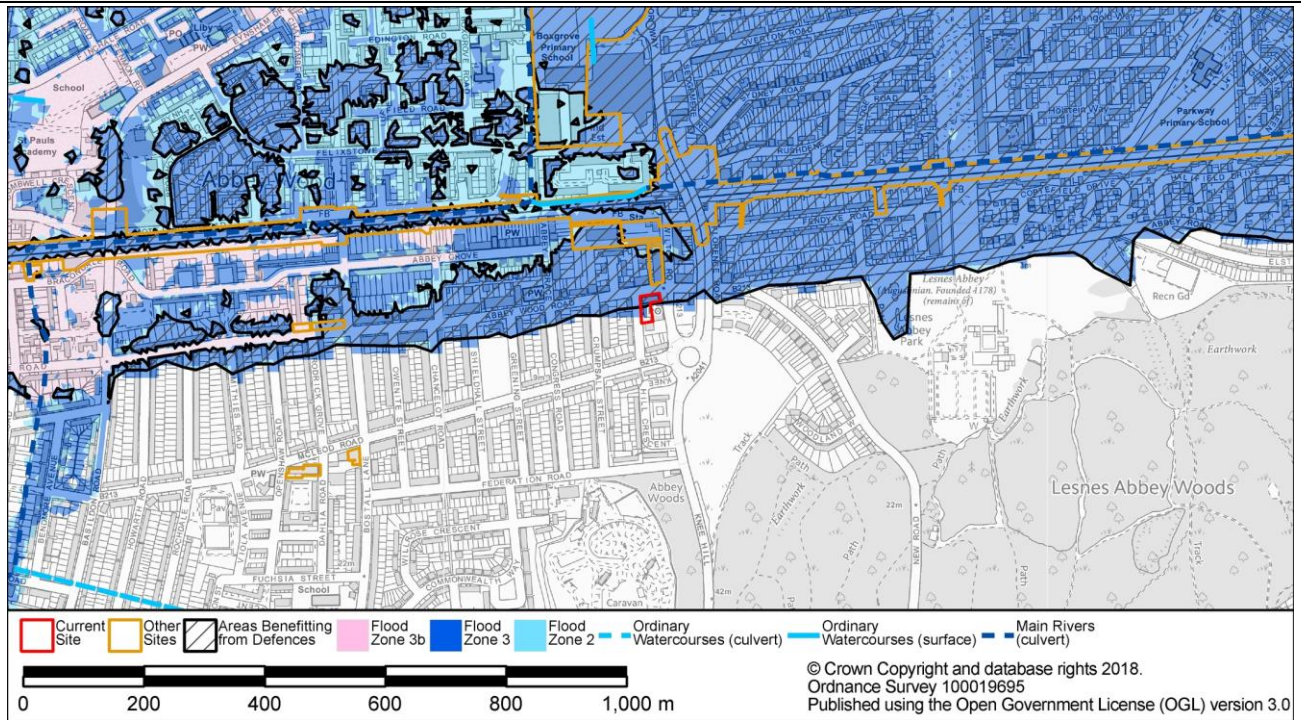


Figure A - Flood Zones

Flood Defence Source:	fluvial	Upstream of Thames Barrier?	No
Flood Defence Type:	high_ground	Standard of Protection:	20
Flood Warning Area	Tidal Thames from Erith High Street East to Woolwich Arsenal (52% Overlap)	Emergency Rest Centre	Newhaven (Annexe)

Residual Tidal Flood Risk

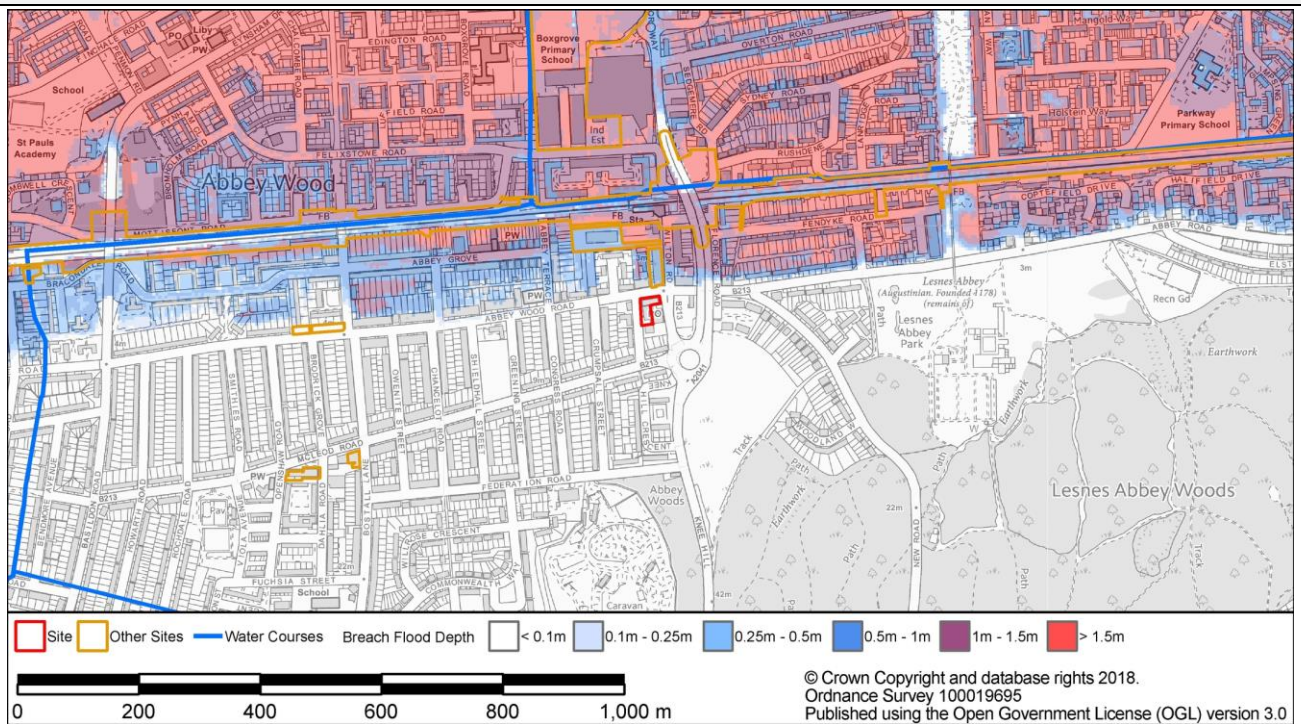


Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

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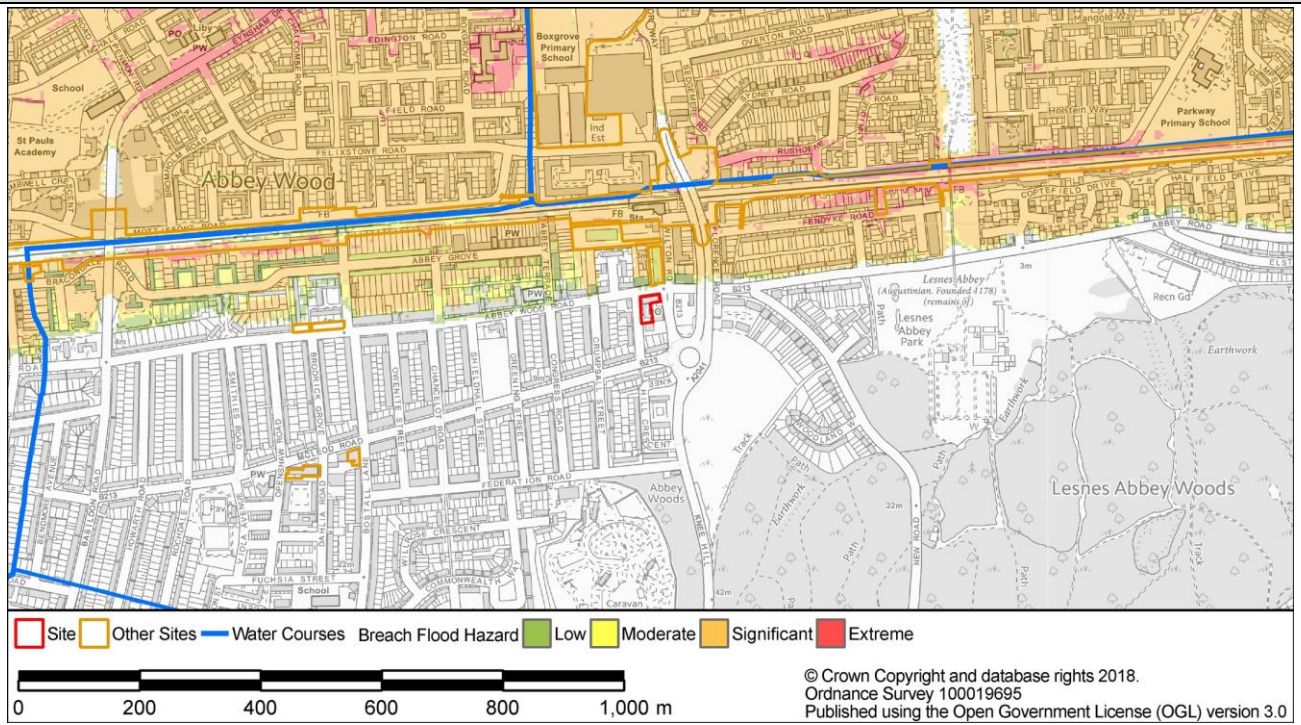


Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW) Very Low

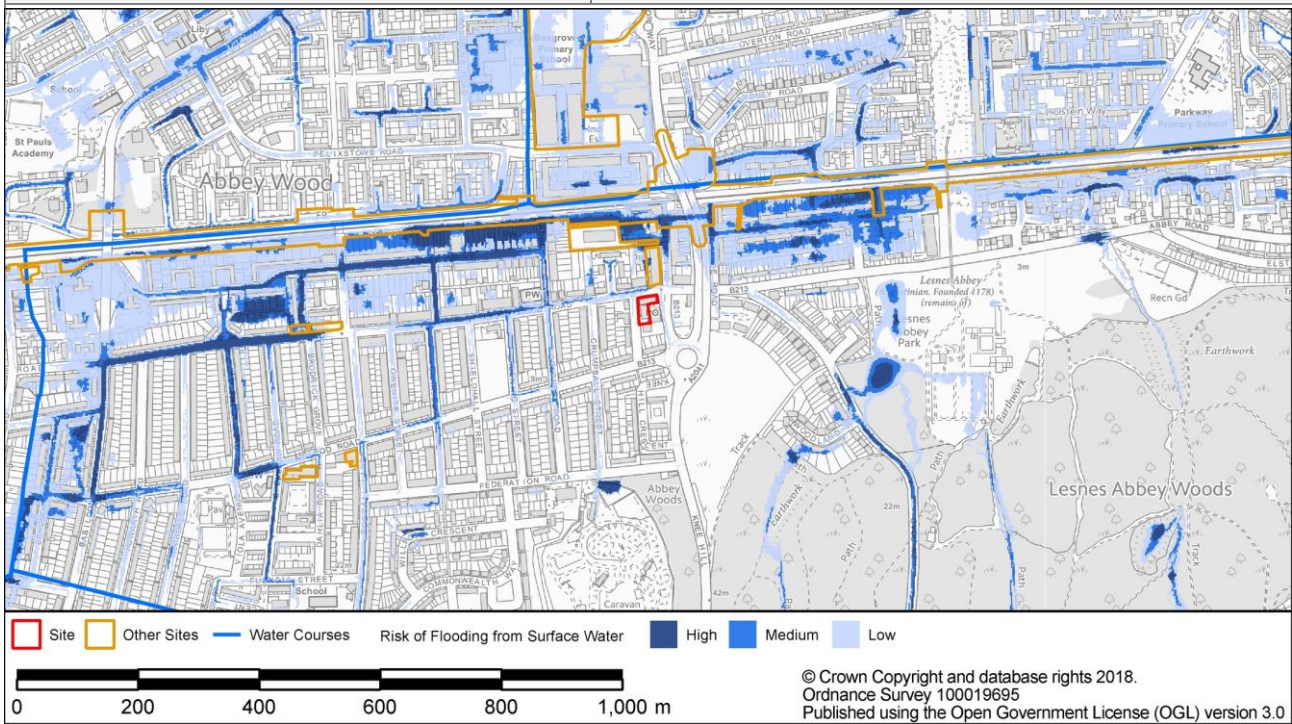


Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area Group6_001 (9% Overlap)

Groundwater Source

Bedrock Geology	Upper Chalk Formation	Superficial Geology	N/A
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Bedrock Aquifer Designation	Principal (100% Overlap)	Superficial Aquifer Designation	N/A
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Potential Groundwater Flooding Zone Zone B

Other Sources

Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 4 External Flood Incidents: 8
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Artificial sources

Site Specific Recommendations

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The site is predominantly located within Flood Zone 3. The other part of the site is located within Flood Zone 1. The north of the site is located in an area that benefits from High Ground flood defences and is at residual risk of tidal flooding. More Vulnerable uses must be located on the first floor or above, with Less Vulnerable uses at ground level. Basements are not permitted on the site. Residential development should be located within Flood Zone 1 where possible. Reference should be made to the Integrated Water Management Strategy for the area.

Finished floor levels should be set at whichever level is higher: 300mm above the general ground level of the site or 600mm above the estimated sea level for a 1 in 200 year (0.5%AEP) event (including climate change). A number of flood resistance and resilience measures can be implemented into new developments to mitigate potential flooding. Guidance on resilience measures can be found in the document 'Improving the Flood Performance of New Buildings, Flood Resilient Construction' published by The Department for Communities and Local Government (CLG).

Potential overland flow paths from surface water should be determined and appropriate solutions proposed to minimise the impact of the development, whilst ensuring that flows are not diverted towards other properties elsewhere. Developers should consider using design for exceedance approaches by using urban areas and infrastructure to help manage local flooding. Flow paths should be assessed to inform the strategic location of SuDS and techniques to route flows around the edge of buildings. Careful consideration should be given to the use of fences and landscaping walls so as to prevent causing obstruction to flow routes.

Unobstructed safe access routes to and from the development should be provided. These should provide access to higher ground that is not at risk from tidal flooding. Safe egress points would be most appropriately located to the west at Conference Road. The local area is covered by the 'Tidal Thames from Erith High Street East to Woolwich Arsenal' Environment Agency Flood Warning Area. A Flood Warning and Evacuation Plan (FWEP) must be prepared for the site, detailing how flood warning will be provided as well as how the safety of occupants and access to/from the development will be ensured. Further details of what should be included can be found in the Developer Guidance.

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 suitable 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_001 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 predominantly within Flood Zone 3, defended by the Thames tidal defence, and has a residual risk of tidal flooding. More Vulnerable uses must be located on the first floor or above, with Less Vulnerable uses at ground level. Tidal flood risk mitigation measures should be implemented into the site design to manage flood risk. It is recommended that effective surface water management measures are implemented, including careful site and building layout and the incorporation of SuDS, in order to reduce flooding both on the site and routing of flood water to other areas. Due to the extent of flood risk on the site, a flood warning and evacuation plan should be implemented to ensure access to and from the site. On this basis, it is likely that this site could pass the Exception Test.