Site Name: Community/civic site, Thamesmere Drive

Site ID:	T2	Site Address:	Thamesmead	Area (ha):	0.62
Current Use:	Vacant	Proposed Use:	Significant community uses and may involve town centre uses to facilitate community provision	Vulnerability Classification:	Less Vulnerable

Tidal Source:

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

Flood Zones and Flood Defences

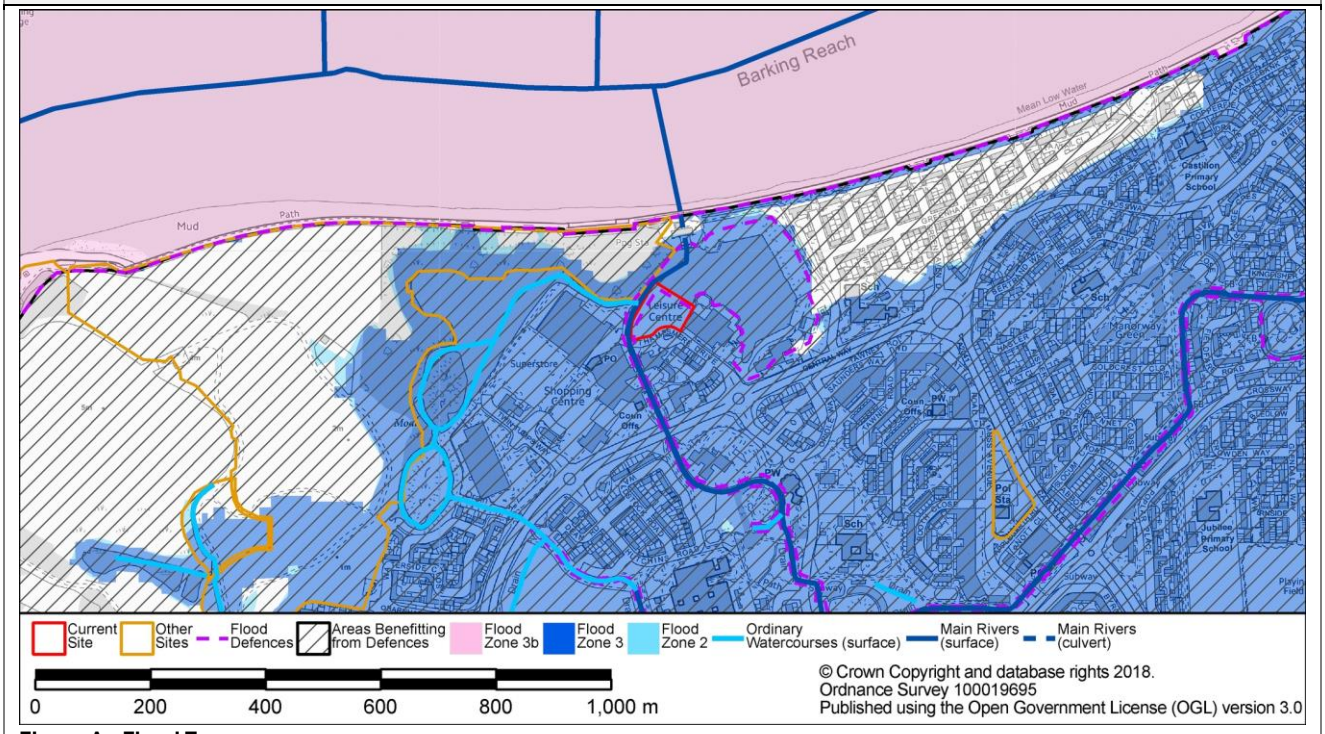

Figure A - Flood Zones

Flood Defence Source:	fluvial	Upstream of Thames Barrier?	No
Flood Defence Type:	high_ground	Standard of Protection:	50
Flood Warning Area	Tidal Thames from Erith High Street East to Woolwich Arsenal (100% Overlap)	Emergency Rest Centre	Thamesmere Leisure Centre

Residual Tidal Flood Risk

Site Name: Community/civic site, Thamesmere Drive

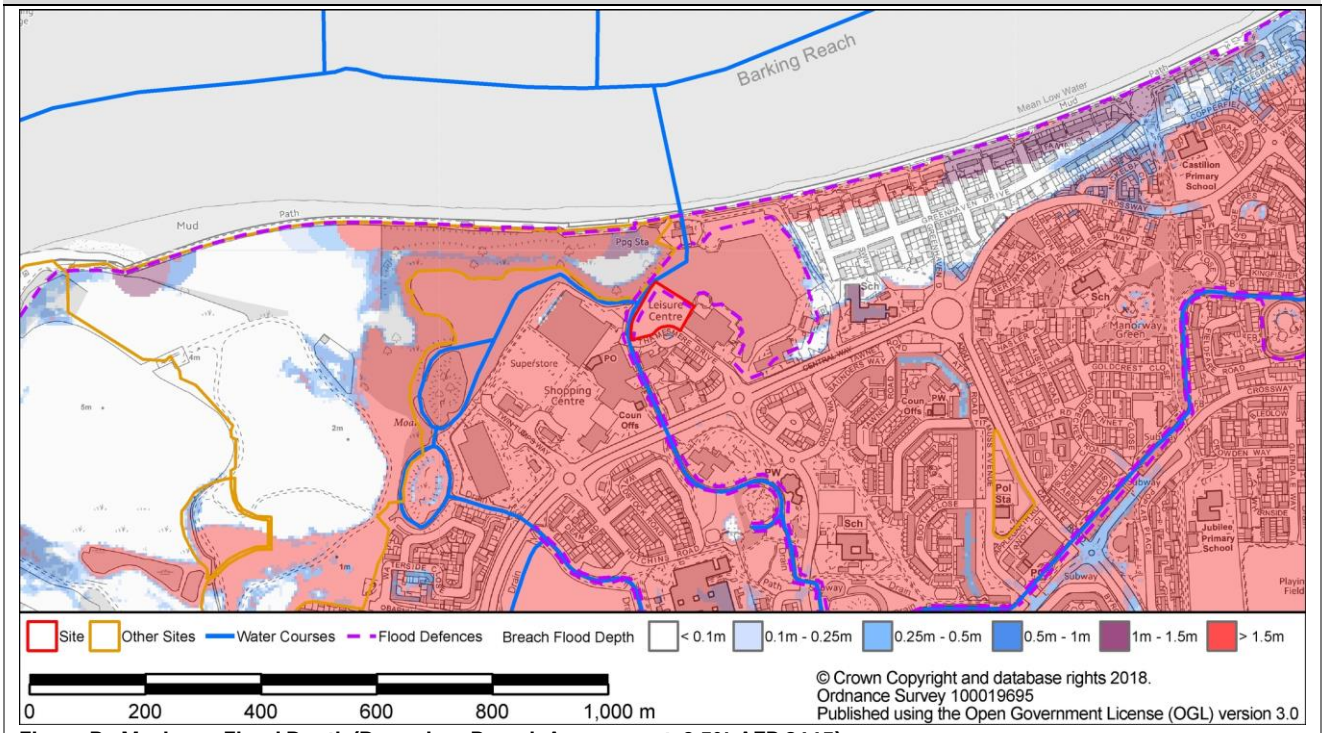

Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

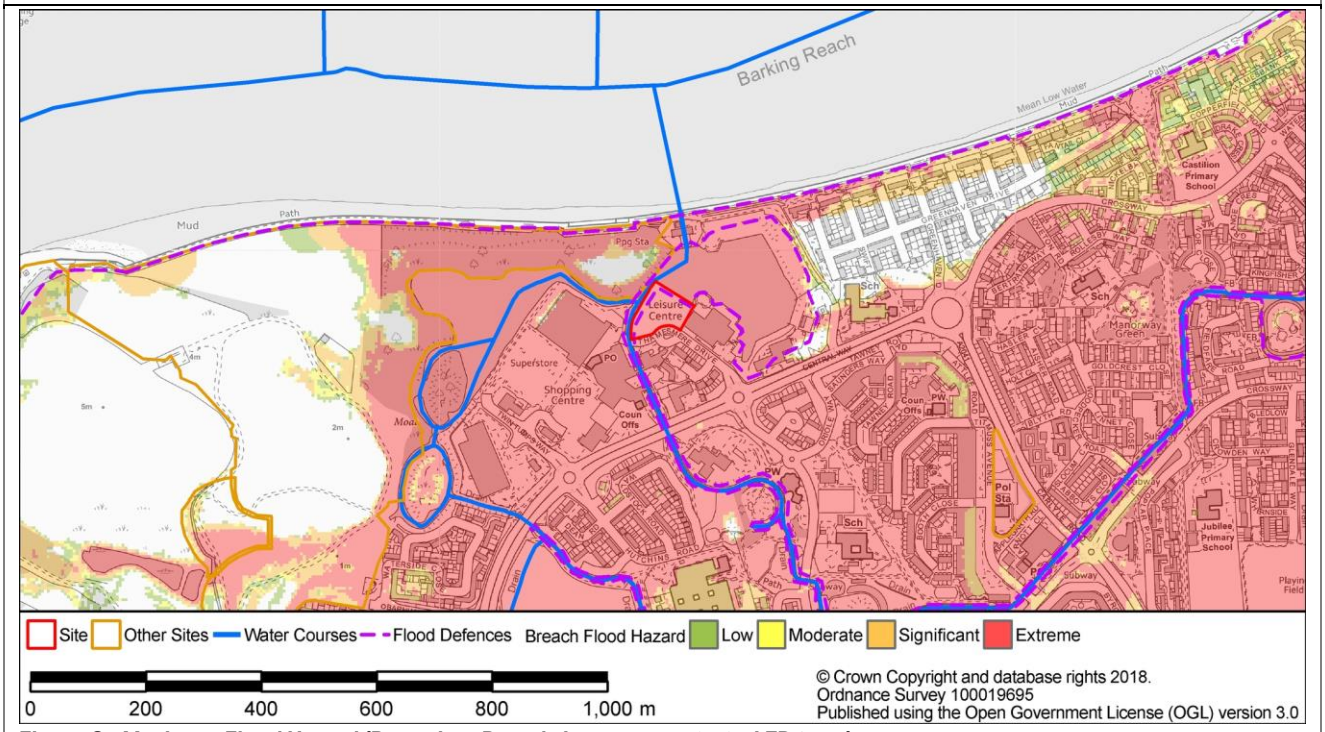

Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

Surface Water Source	
Risk of Flooding from Surface Water (RoFSW)	Low

Site Name: Community/civic site, Thamesmere Drive

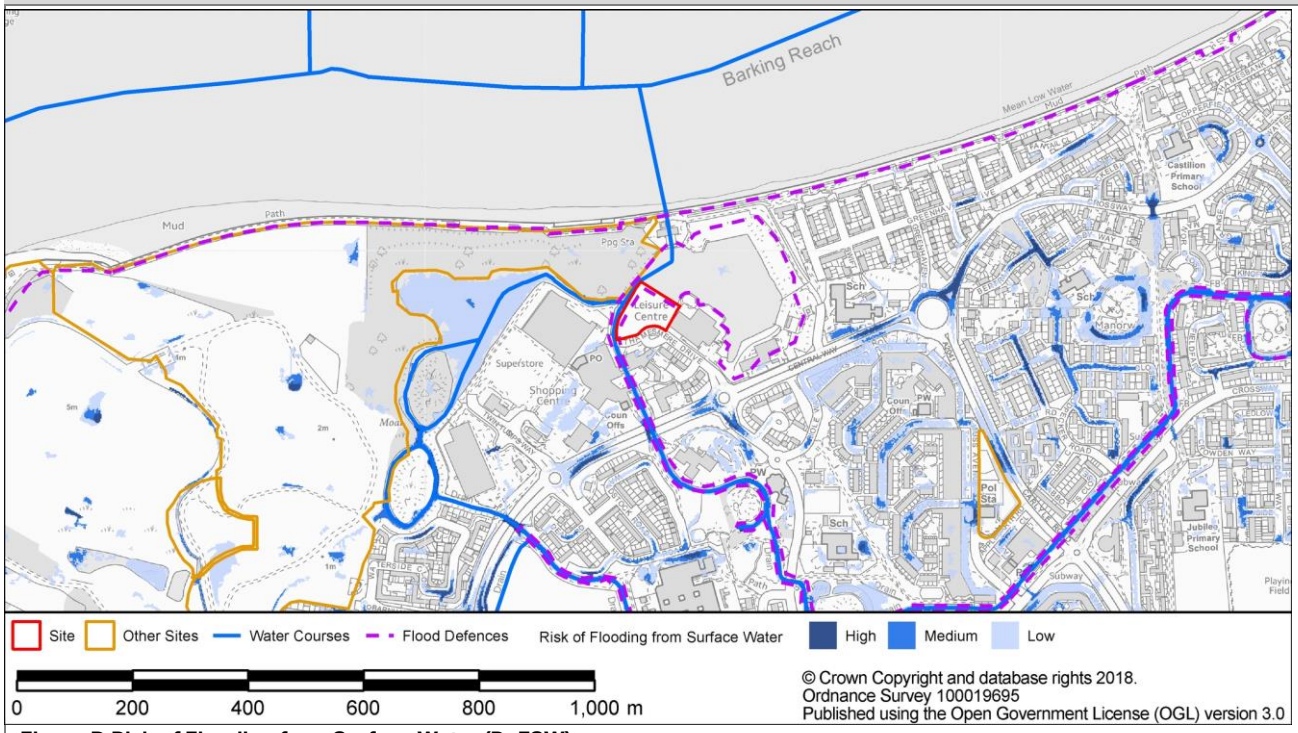

Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_001 (100% Overlap)

Groundwater Source

Bedrock Geology	Thanet Sand Formation, Upper Chalk Formation	**Superficial Geology**	Alluvium - Clay, Silty, Peaty, Sandy
Bedrock Aquifer Designation	Principal (94% Overlap), Secondary A (6% Overlap)	**Superficial Aquifer Designation**	Secondary (undifferentiated) (100% Overlap)
Potential Groundwater Flooding Zone	Zone A		

Other Sources

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

Site Specific Recommendations

The site is currently vacant and is proposed to be used for community uses. The site is located within Flood Zone 3 but is in an area that benefits from the high ground defences and is at residual risk of tidal flooding. This site is suitable for water compatible open space development. If the site was to be used for developed community use, 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. Permission is required from the Environment Agency for work activity within 16m of a tidal river or tidal defence. The ROFSW map shows that site may be at low risk of surface water flooding. An assessment of the local surface water flow paths should be made during the development of the site design, to encourage the location of buildings and more vulnerable aspects of the development away from those areas at risk of surface water ponding. Reference should be made to the Integrated Water Management Strategy for the area.

If the site was developed, 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 south of the site, onto Thamesmere Drive 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 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. 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

Site Name: Community/civic site, Thamesmere Drive
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 proposed to be used for community uses, which are defined as Less Vulnerable. The proposals are therefore not subject to the Exception Test. Effective mitigation measures would need be included in the development to mitigate the residual risk of tidal flooding, and to ensure the effective management of surface water.