Site Name: Tripcock Point, Thamesmead SE28

Site ID:	T6	**Site Address:**	Thamesmead	**Area (ha):**	29.97
Current Use:	Vacant land and temporary aggregates processing	**Proposed Use:**	Residential led mixed use development with ancillary local retailing and services, community and commercial uses	**Vulnerability Classification:**	Less Vulnerable/More Vulnerable

Tidal Source:

Flood Zone 1 (<0.1% AEP): 62%	**Flood Zone 2 (0.1% AEP):** 38%	**Flood Zone 3 (1% AEP):** 34%	**Flood Zone 3b (5%AEP):** 1%	**Area Benefiting from Defences:** 99.35%

Flood Zones and Flood Defences

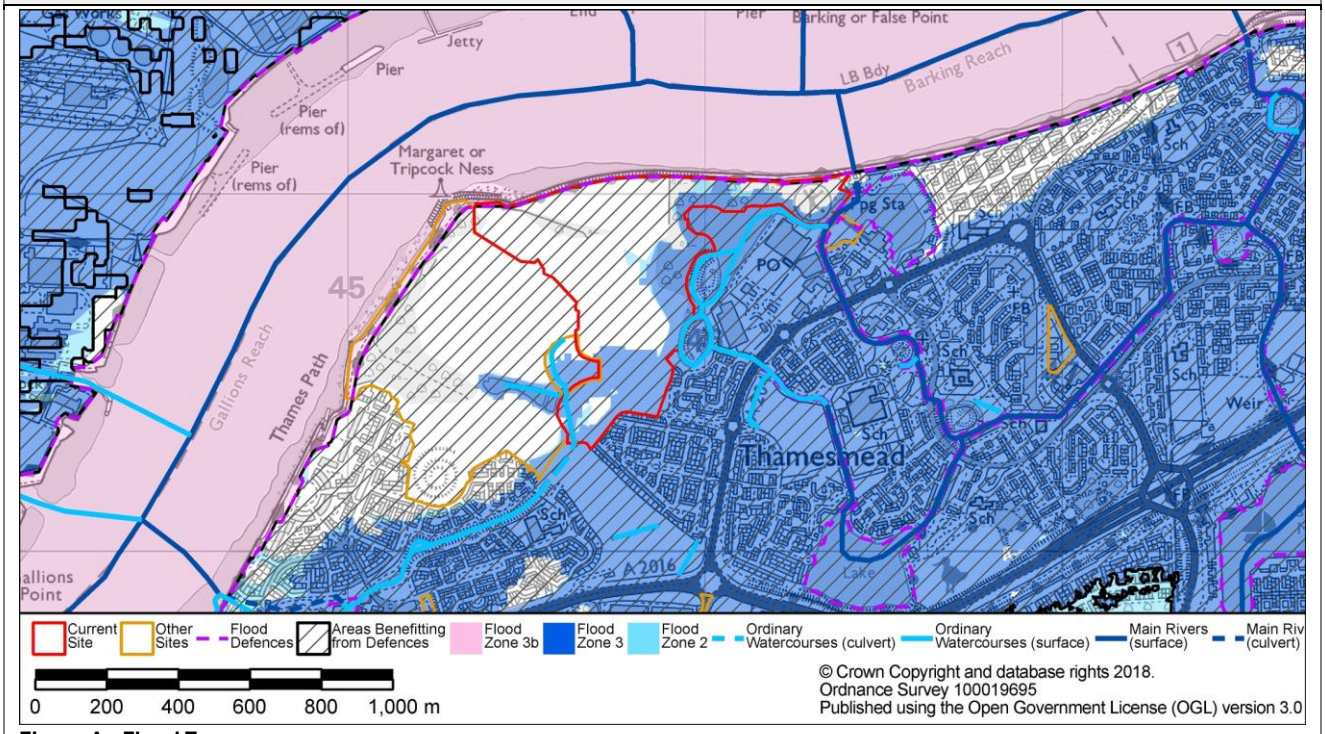

Figure A - Flood Zones

Flood Defence Source:	tidal	**Upstream of Thames Barrier?**	No
Flood Defence Type:	embankment	**Standard of Protection:**	1000
Flood Warning Area	Tidal Thames from Erith High Street East to Woolwich Arsenal (34% Overlap)	**Emergency Rest Centre**	Thamesmere Leisure Centre

Residual Tidal Flood Risk

Site Name: Tripcock Point, Thamesmead SE28

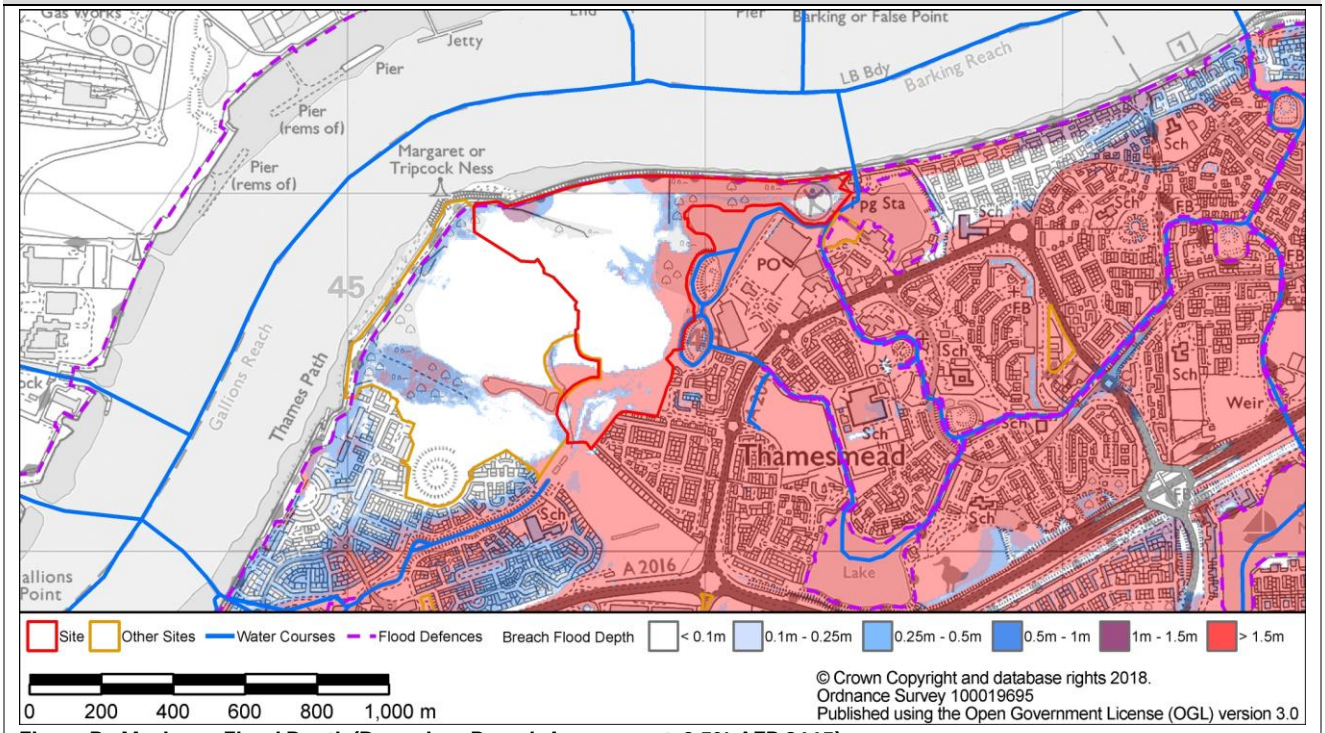

Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

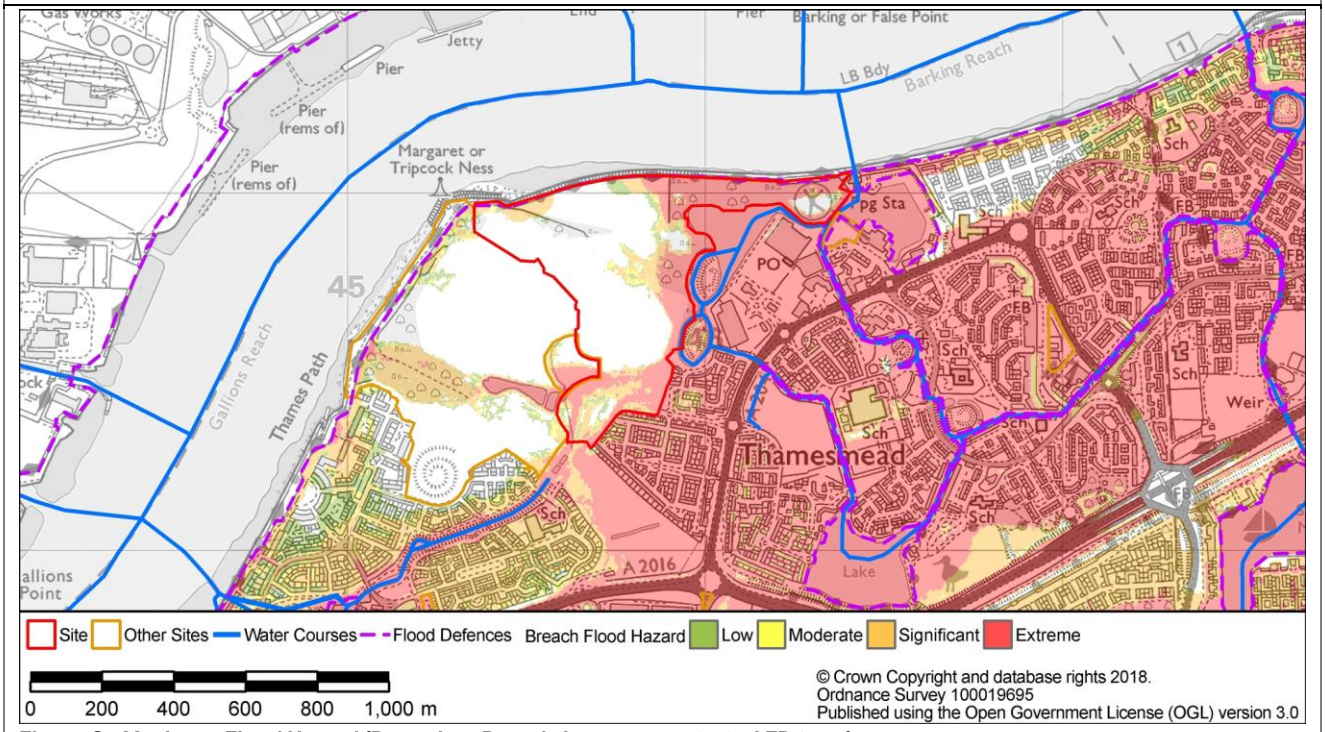

Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

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

Site Name: Tripcock Point, Thamesmead SE28

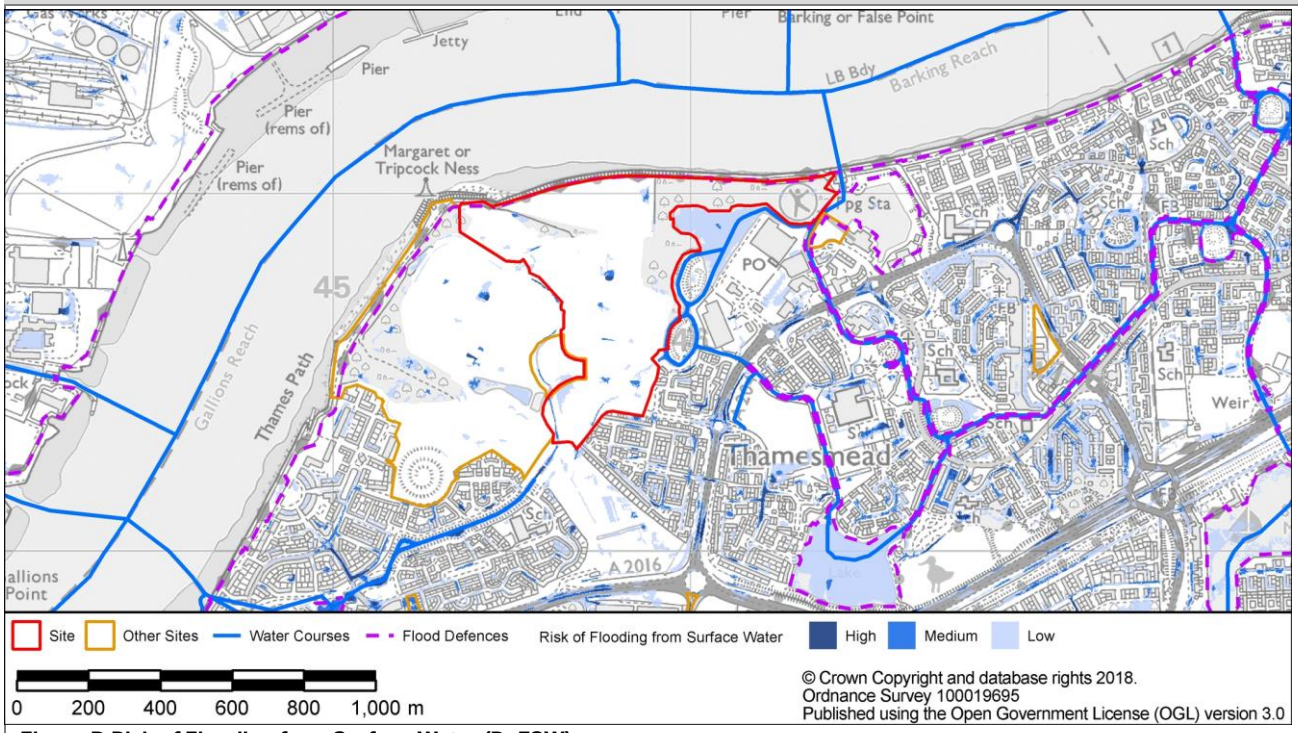

Figure D Risk of Flooding from Surface Water (RoFSW)

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 (90% Overlap), Secondary A (10% 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 predominantly located in Flood Zones 1 with a small proportion of the site located within Flood Zone 2 and 3 and is protected by the presence of defences. The site has a residual risk of a breach in the defences. More vulnerable development should be located within Flood Zone 1 where possible. If not possible, More Vulnerable uses should be located on the first floor or above, with Less Vulnerable uses at ground level. Basements are not permitted within Flood Zone 3 and are discouraged within areas of Flood Zone 2. 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 and surrounding area may be at high risk of surface water flooding. An assessment of the local surface water flow paths should be made during the development of the site design. Buildings and other more vulnerable aspects of the development should be placed away from those areas at risk of surface water ponding. Reference should be made to the Integrated Water Management Strategy for the area.

For development in Flood Zone 2 or 3, 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 of the site.

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 Uncertain for the majority of the site. Part of the site is historic landfills. 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

Site Name: Tripcock Point, Thamesmead SE28
Royal Greenwich's surface water management requirements, as set out in Chapter 4 of the Developer Guidance.
Summary
The majority of the site is in Flood Zone 1. 34% is in defended Flood Zone 3, at residual risk of tidal flooding. In these areas 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. On this basis, it is likely that this site could pass the Exception Test.