Site Name: Tripcock Park East and West

Site ID:	T5	**Site Address:**	Thamesmead	**Area (ha):**	32
Current Use:	Vacant	**Proposed Use:**	District park (part)	**Vulnerability Classification:**	Water Compatible

Tidal Source:

Flood Zone 1 (<0.1% AEP): 92%	**Flood Zone 2 (0.1% AEP):** 8%	**Flood Zone 3 (1% AEP):** 7%	**Flood Zone 3b (5%AEP):** 6%	**Area Benefiting from Defences:** 94.27%

Flood Zones and Flood Defences

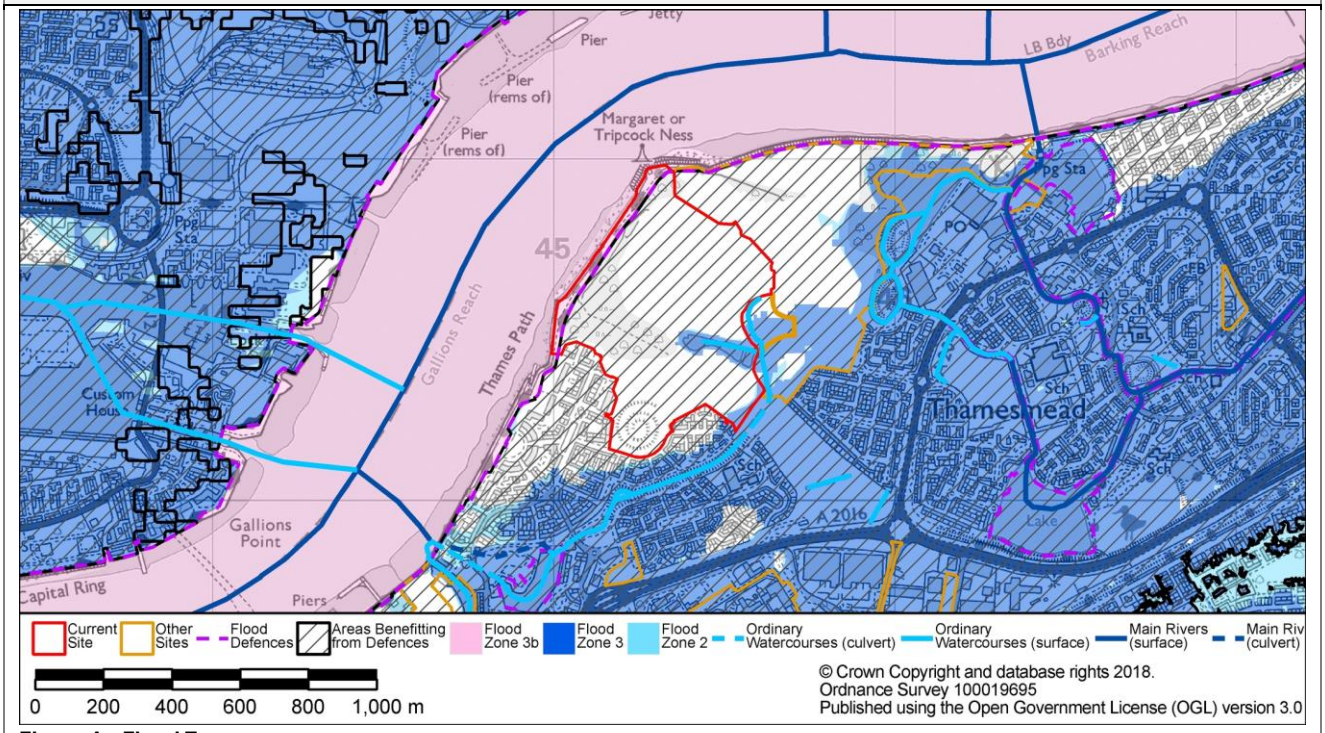

Figure A - Flood Zones

Flood Defence Source:	tidal	**Upstream of Thames Barrier?**	No
Flood Defence Type:	wall	**Standard of Protection:**	1000
Flood Warning Area	Tidal Thames from Erith High Street East to Woolwich Arsenal (6% Overlap)	**Emergency Rest Centre**	Discovery Childrens Centre

Residual Tidal Flood Risk

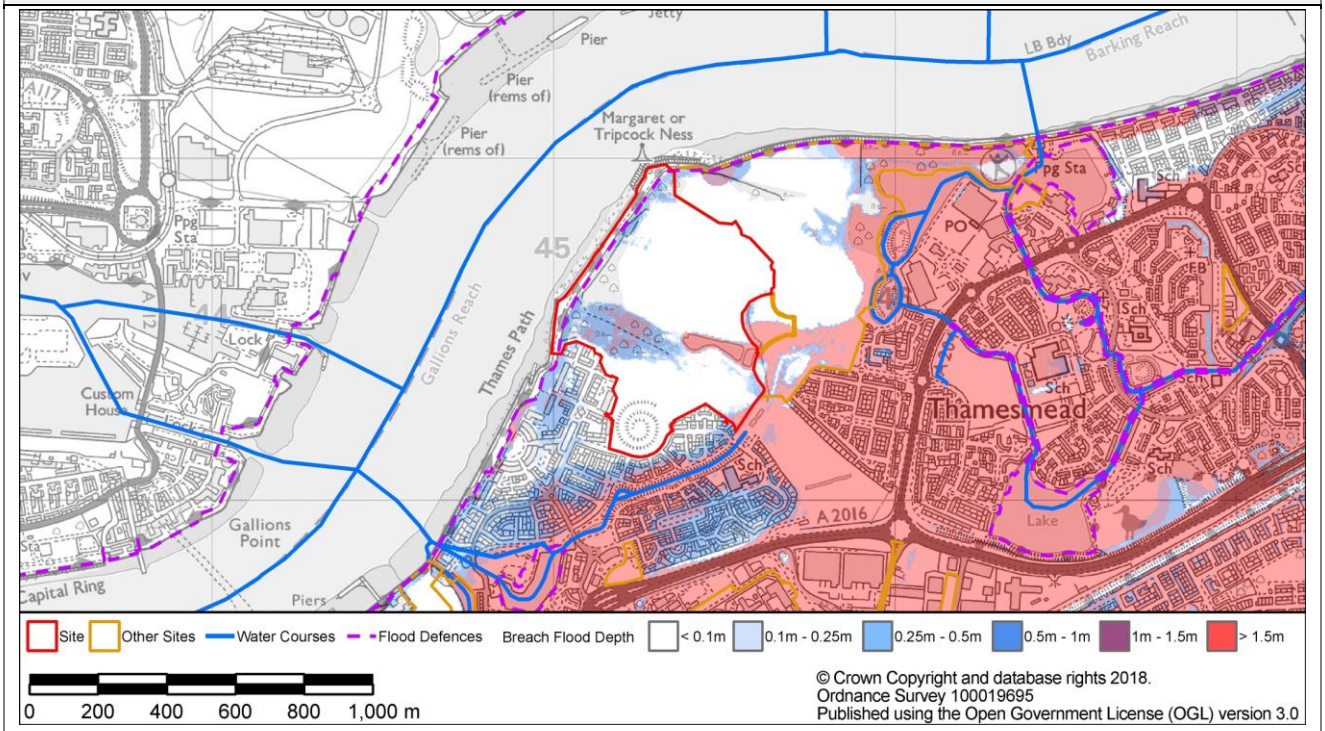

Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

Site Name: Tripcock Park East and West

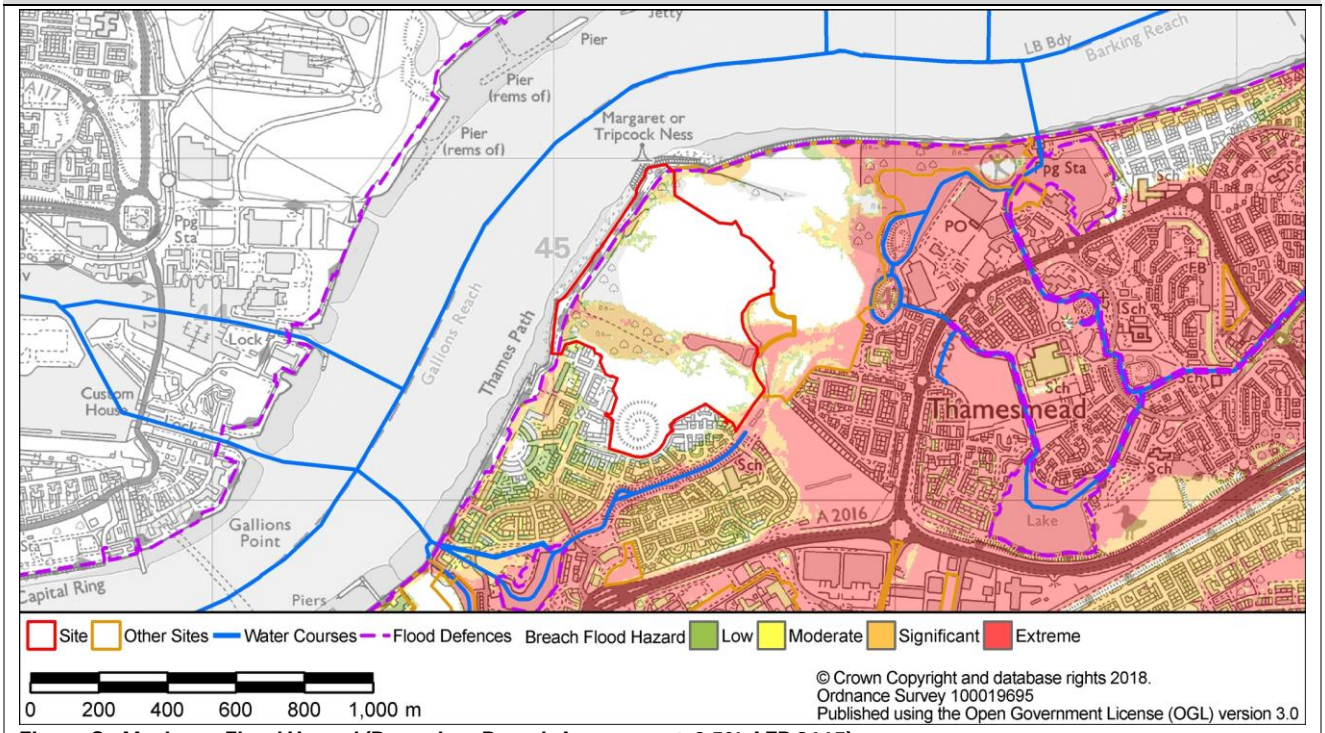

Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

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

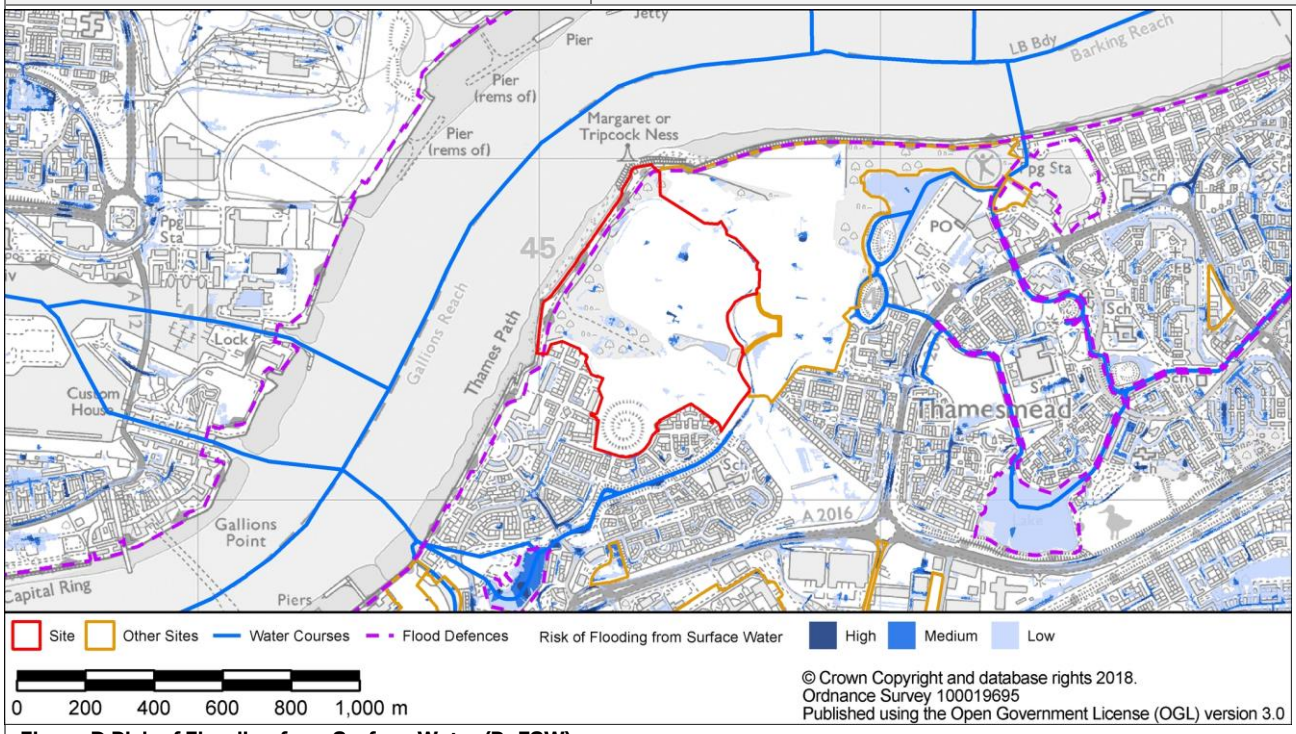

Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_001 (96% Overlap)

Groundwater Source			
Bedrock Geology	Thanet Sand Formation, Upper Chalk Formation	**Superficial Geology**	Alluvium - Clay, Silty, Peaty, Sandy
Bedrock Aquifer Designation	Principal (89% Overlap), Secondary A (11% 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 Name: Tripcock Park East and West

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 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. The site is at high 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.

Development at this location should implement the Thames Estuary 2100 action zone 3 or 4 recommendations to maintain, improve and enhance or replace the flood defence walls in this location. Development at this site should also agree a programme for habitat enhancement and replacement and implement habitat improvement and replacements schemes, as specified by the plan.

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 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.

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.