

Site Name: Charlton Station and surrounds

Site ID:	SA47	Site Address:	Charlton	Area (ha):	0.39
Current Use:	Train station and surrounds	Proposed Use:	Residential	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:	
86%	14%	7%	0%	13.55%	

Flood Zones and Flood Defences

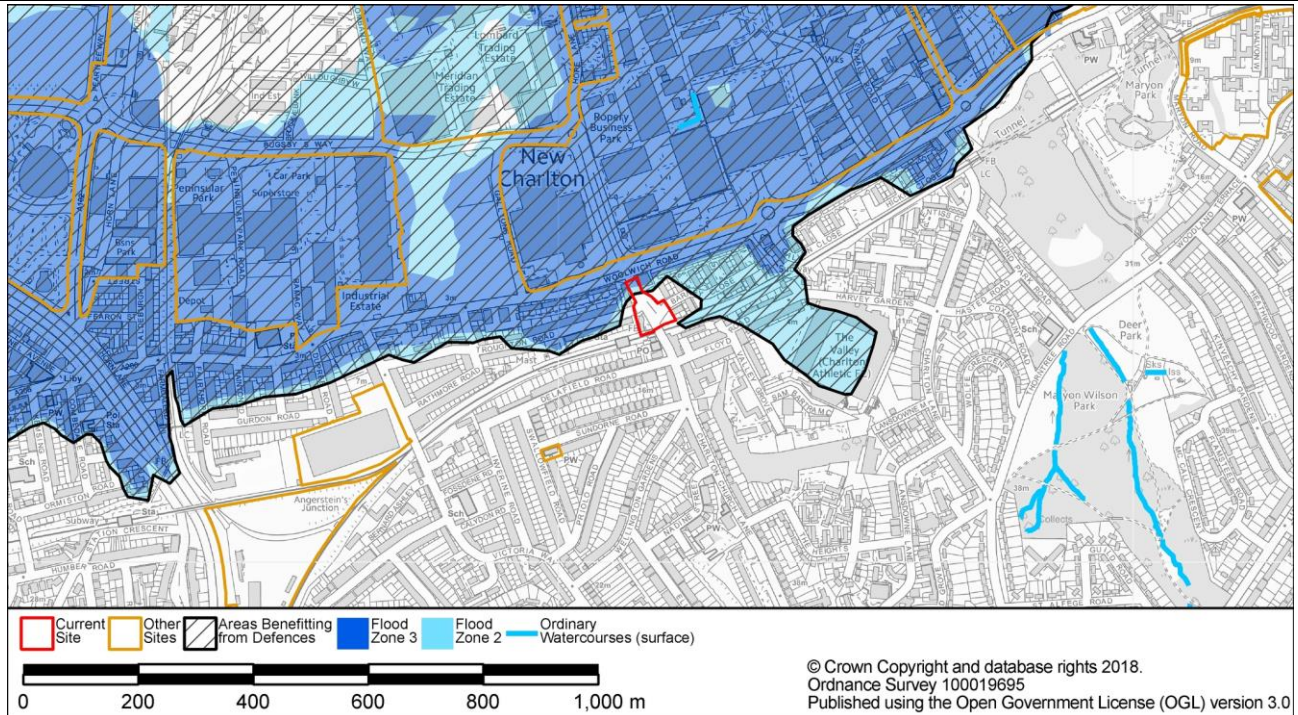


Figure A - Flood Zones

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 (14% Overlap)	Emergency Rest Centre	St. Richards Church

Residual Tidal Flood Risk

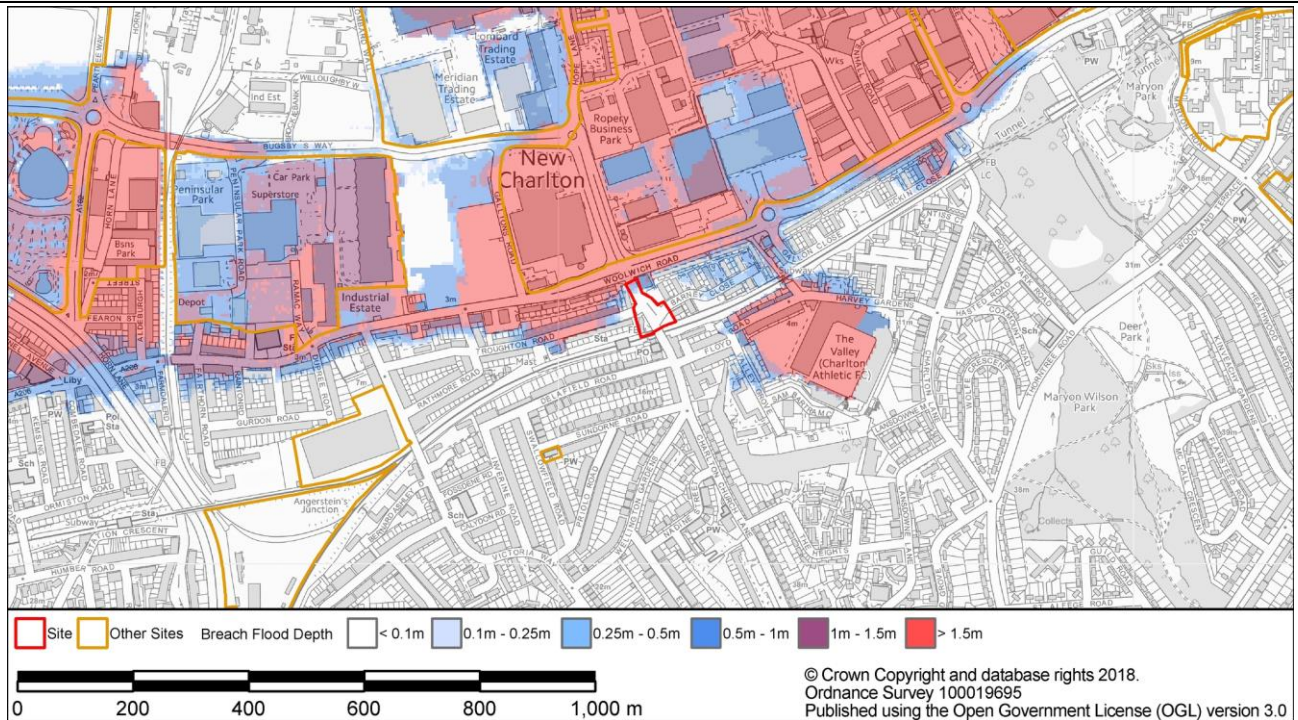


Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

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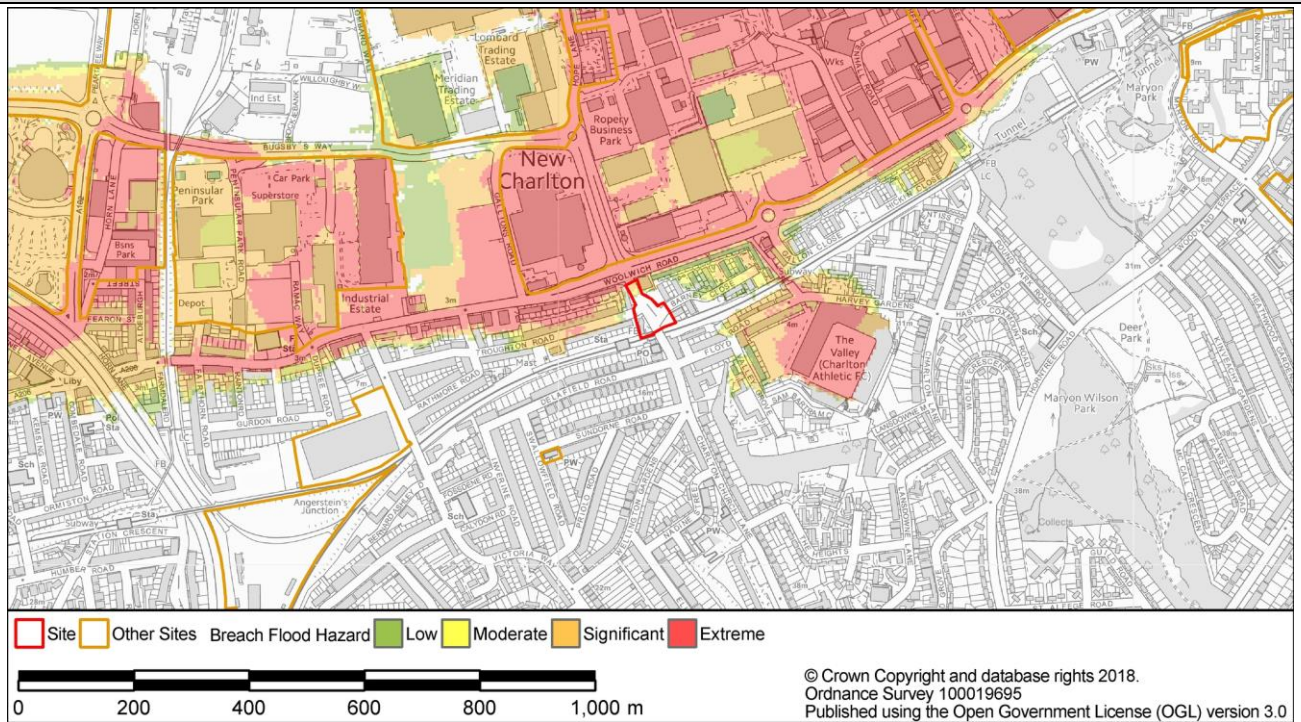


Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW) High

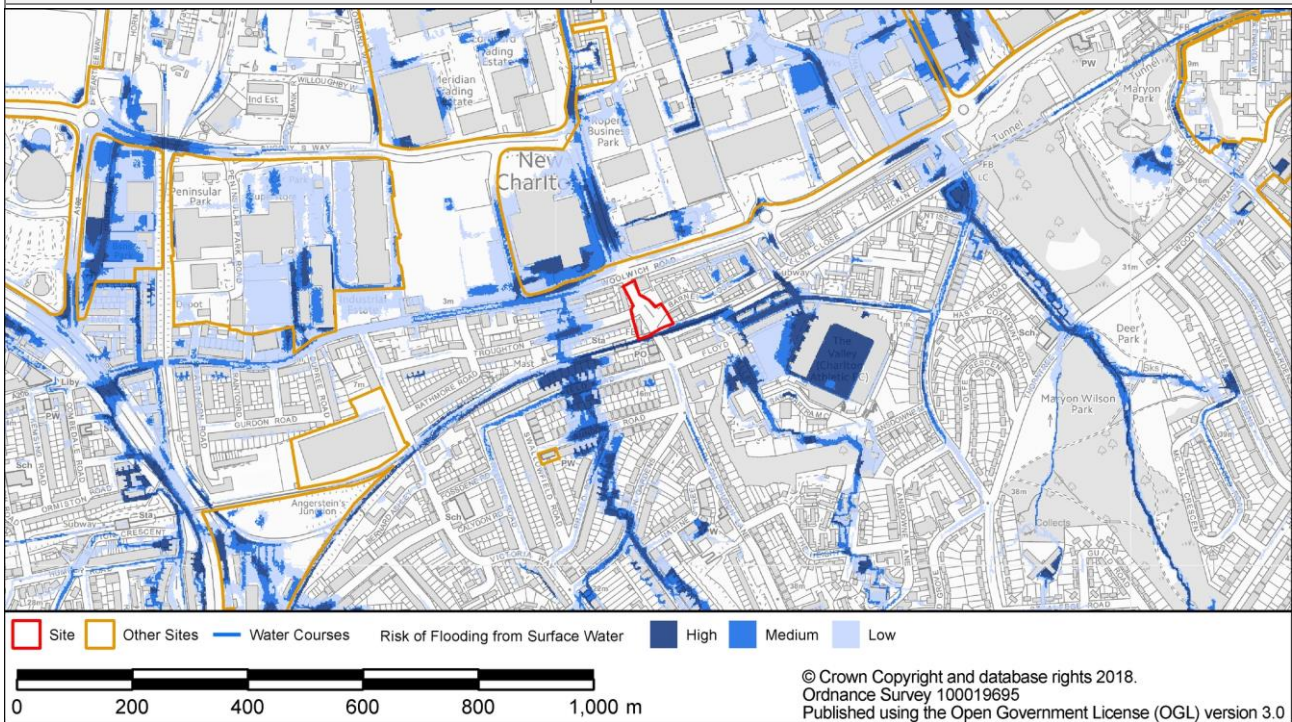


Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area Group6_014 (100% Overlap)

Groundwater Source

Bedrock Geology	Upper Chalk Formation	Superficial Geology	Head - Clay, Silt, Sand, Gravel, Kempton Park Gravel Formation
Bedrock Aquifer Designation	Principal (98% Overlap), Secondary A (2% Overlap)	Superficial Aquifer Designation	Secondary (undifferentiated) (49% Overlap), Secondary A (1% Overlap)

Potential Groundwater Flooding Zone Zone A

Other Sources

Sewer Flooding (within 4 digit postcode) Internal Flood Incidents: 2 External Flood Incidents: 3

Artificial sources

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Site Specific Recommendations

The site is predominantly located within Flood Zone 1. A small part of the site is located in Flood Zone 2 and 3. The areas of Flood Zone 2 and 3 are located in an area that benefits from a flood wall defence and is at residual risk of tidal flooding. More vulnerable development should be located within Flood Zone 1 where possible. Basements are not permitted within Flood Zone 3 and are discouraged within areas of Flood Zone 2. Further information on building basements in areas of fluvial flood risk is presented in the Developer Guidance. 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, 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.

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 south 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 uncertain and 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_014 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 located within Flood Zone 1. The area of Flood Zone 2 and 3 present to the north of the site is defended by a flood wall, and has a residual risk of tidal flooding. 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.