Site Name: Site fronting Nathan Way

Site ID:	T4	**Site Address:**	Thamesmead	**Area (ha):**	1.05
Current Use:	Temporary offices for highways construction	**Proposed Use:**	Industry (B1b/c, B2, B8)	**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

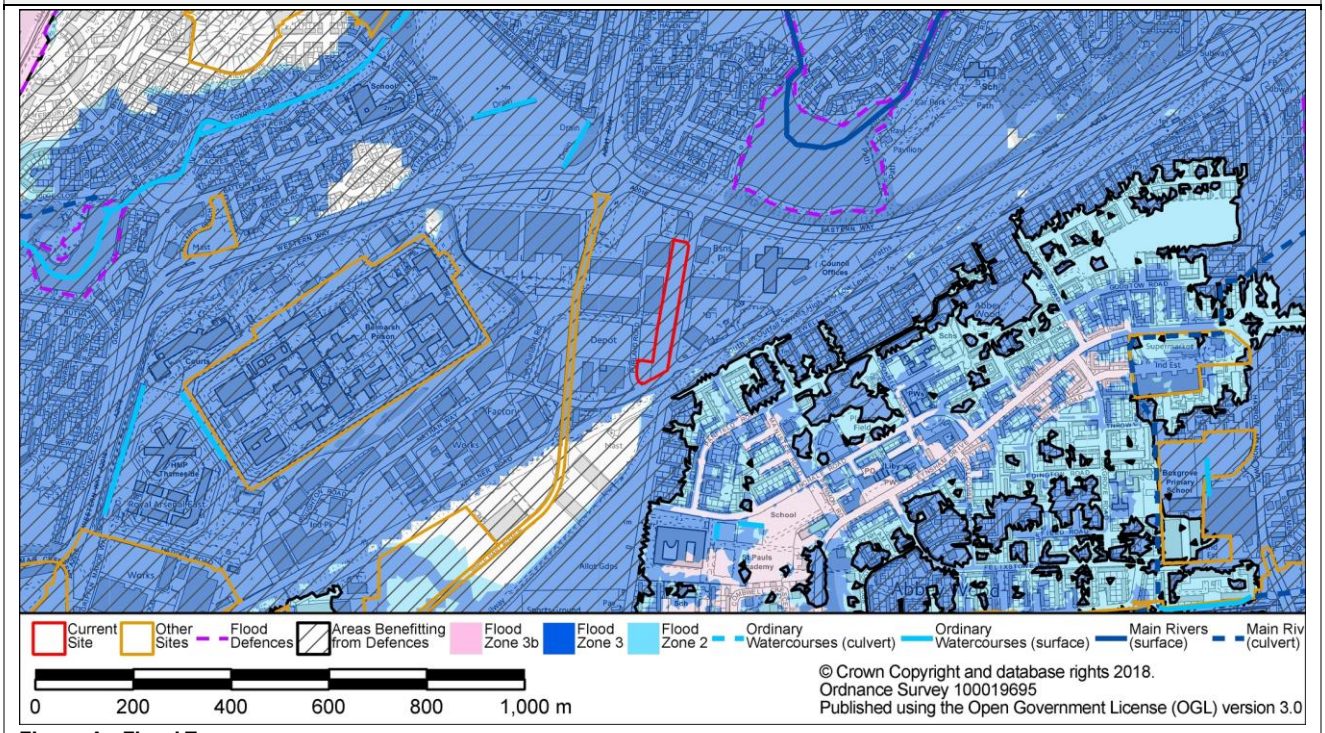

Figure A - Flood Zones

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**	St. Paul's Academy

Residual Tidal Flood Risk

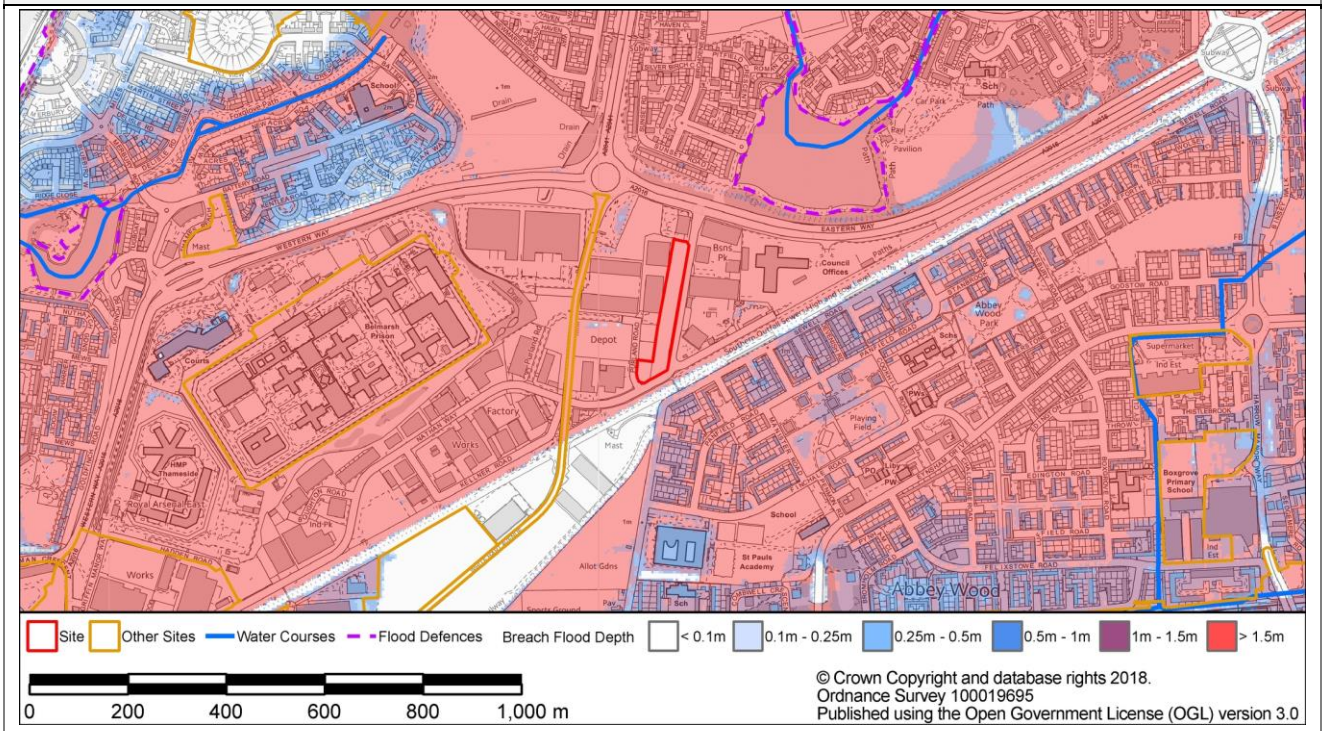

Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

Site Name: Site fronting Nathan Way

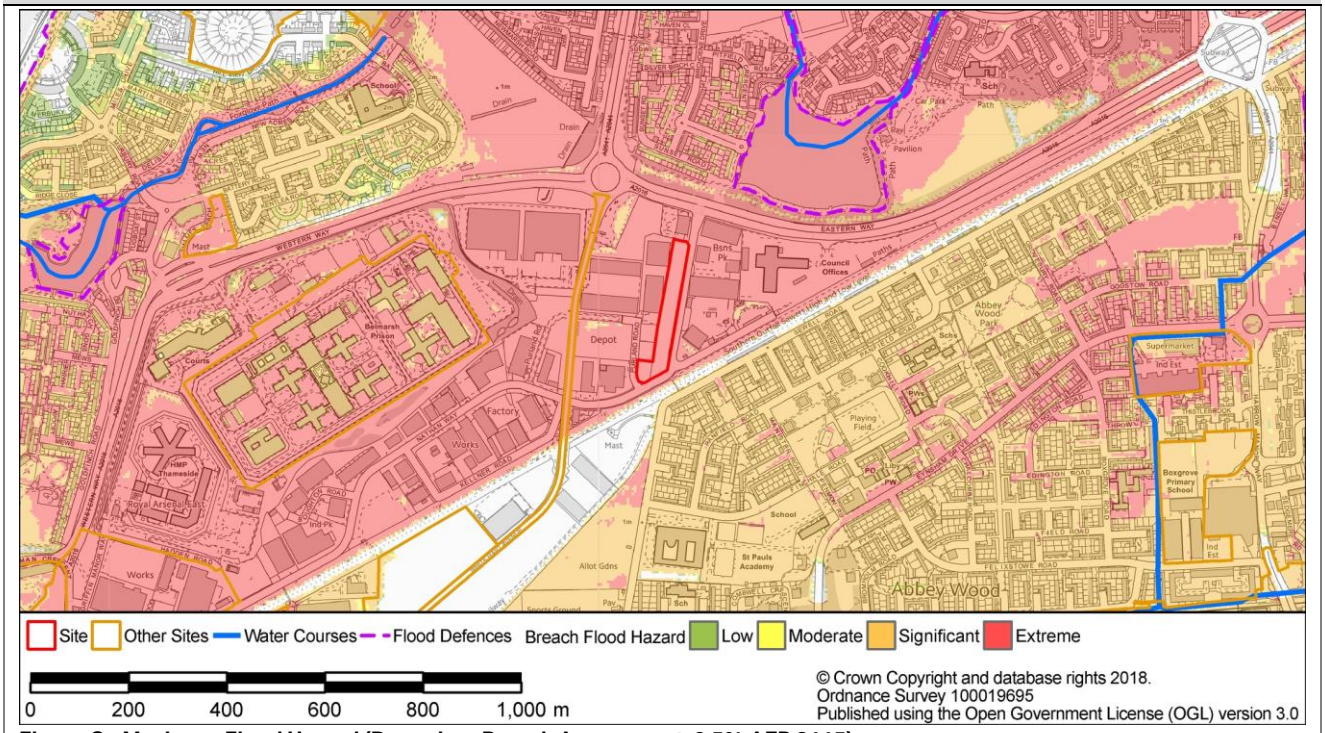

Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

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

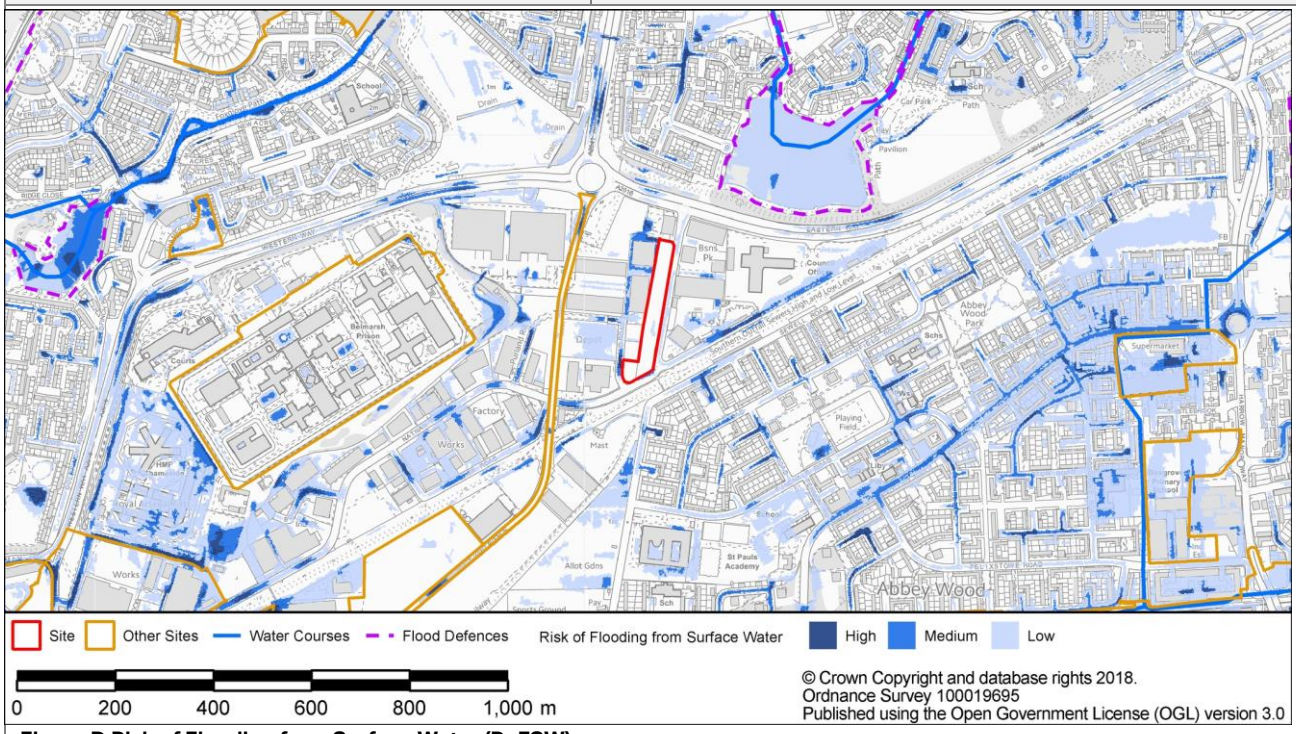

Figure D Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_001 (100% Overlap)

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

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

Site Specific Recommendations

Site Name: Site fronting Nathan Way

The site is located within Flood Zone 3 but is in an area that benefits from the high ground defences. The site is at residual risk of tidal flooding. Less Vulnerable uses may be located at ground level. Basements are not permitted within Flood Zone 3 . 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.

Less Vulnerable developments can be designed to be floodable instead of raising floor levels. This may be beneficial to help minimise the impact of the development on the displacement of floodwater and the risk of flooding to the surrounding area. 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 north east of the site along Nathan Way. 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 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 High Ground defence, and has a residual risk of tidal flooding. Less Vulnerable uses can be located at ground level. Proposals for Less Vulnerable use are not subject to the Exception Test. 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.