

Former Arches Leisure Centre

Summary Information	
Site Reference	P1-GBW5
Address	80 Trafalgar Road, SE10 9LR
Area (ha)	0.45
Current Use	Former leisure centre, now vacant.
Current Vulnerability	Less Vulnerable
Proposed Use	Mixed use development incorporating commercial uses with residential uses.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	3.52	% of site	Limited potential for flooding to occur	61.91	% of site
FZ3a	0	% of site	Potential for flooding of properties below ground level	38.09	% of site
FZ3b	0	% of site	Potential for flooding to occur at surface	0	% of site
Surface Water			Sewer Flooding		
High	0	% of site	Number of incidents within the predominant postcode	40+	
Medium	0	% of site	Is the site located within the Thamesmead area?	No	
Low	2.02	% of site			
Flood Defences			Flood Warning Area		
The site is not at risk of flooding from rivers taking into account the presence and condition of flood defences according to the EA's RoFRS layer.			The EA Flood Warning Service is available at the site.		

See webmap supporting assessment: [Greenwich - Level 1 and 2 SFRA](#)



1.1 Fluvial / Tidal

Description of Flood Mechanism
The site is not impacted by any modelled fluvial or tidal event, but the site is located within Flood Zone 2.
Mitigation / FRA Requirements
- A FRA must be submitted as part of a planning application. - See SFRA Level 2 Report mitigation requirement numbers 4.7 and 4.8 for additional basement stipulations. - See SFRA Level 2 Report mitigation requirement numbers 4.2, 4.3, 4.4 and 4.9, Policies E2 and E3 of the existing Greenwich Local Plan, and Policy EN6 of the draft Local Plan for further development stipulations.
Climate Change Considerations
Climate change is not expected to impact upon fluvial / tidal flood risk onsite.

1.2 Surface Water

Description of Flood Mechanism	
The site is only impacted during the low risk event with small areas of low risk along the northwestern and southeastern boundaries.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development can be located anywhere onsite, but it is recommended that it be directed toward the central area of the site.	See SFRA Level 2 Report mitigation requirement 5.0 for further development stipulations.
Development should comply with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.3 and 4.9.	Developments should apply the Sustainable Drainage Hierarchy set out in Policy SI 13 of the London Plan as well as Policy E2 of the existing Greenwich Local Plan and Policy EN6 of the draft Local Plan.
	Ground investigations are required to confirm whether infiltration SuDS are suitable.
Climate Change Considerations	
Climate change is not expected to change the extent. The maximum depth, velocity and hazard remain unchanged.	

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	N/A	N/A	0.9	m
Max. Velocity	N/A	N/A	0.5	m/s



Max. Hazard	N/A	N/A	1.25	N/A
-------------	-----	-----	------	-----

Risk Assessment – with Climate Change				
Parameter	High	Medium	Low	Units
Max. Depth	N/A	N/A	0.9	m
Max. Velocity	N/A	N/A	0.5	m/s
Max. Hazard	N/A	N/A	1.25	N/A

1.3 Sewer

Risk Assessment	Mitigation Requirements
The site falls within a postcode area where there are 40+ reported flood incidents from sewer flooding. The site is assumed to be served by foul and combined sewer networks, given their proximity to the site.	The applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. If historic flooding has occurred, the applicant must demonstrate how this risk will be managed throughout the development's lifetime.

1.4 Groundwater

Risk Assessment	Mitigation Requirements
This site has limited potential for groundwater flooding to occur in the eastern area of the site and potential for groundwater flooding of property situated below ground level in the western area of the site. The site is underlain by Thanet Sands bedrock geology. The supericial geology is Alluvium.	For new developments that involve groundworks, especially if basements are planned, the applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. If there is a potential level of impact, mitigation actions must be proposed. This must be prepared by a chartered professional or specialist.

1.5 Artificial

Risk Assessment	Mitigation Requirements
This site is not at risk of flooding from reservoirs.	N/A - No reservoir risk is predicted at this site.



1.6 Planning Considerations – Safety of Development

A.	Can the development be future proofed for climate change considerations?
	Surface water flood risk extent is not expected to increase during any events due to climate change.
B.	Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?
	- The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. - Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. - See SFRA Level 2 Report mitigation requirement numbers 4.2, 4.3, 4.7, 4.8, 4.9 and 5.0 and Policies E2, E3 of the Greenwich Local Plan and Policy EN6 of the draft Local Plan for further development stipulations.
C.	What is the cumulative impact of the development land use change and will flood risk increase?
	- The development land use is changing from 'Less Vulnerable' to 'More Vulnerable'. - The site is entirely impermeable. - This offers an opportunity to improve flood attenuation through the new development.
D.	How can the development reduce risk overall?
	- Development can be located anywhere onsite, but it is recommended that it be directed toward the middle of the site where there is less risk of surface water flooding. - By complying with Policy E2 of the Greenwich Local Plan and Policy EN6 of the draft Local Plan through demonstrating that the development will avoid or minimise all sources of flood risk to people and property taking climate change into account, and incorporating SuDS measures in order to manage surface water runoff as close to its source as possible and to meet the required SuDS performance standards. - By complying with SFRA - Level 2 Report Section 4 mitigation requirement 4.4.
E.	Which safe access and egress routes are recommended?
	Safe access and egress routes should be directed towards Trafalgar Road where there is less risk of surface water flooding.
F.	Will development require a flood risk permit / watercourse consent?
	No, the site is not within 16m of a tidal River, 8m of a Main River or 5m of an Ordinary Watercourse.
G.	Can the site pass the Exception Test?
	The site is located within Flood Zone 2 and the proposed vulnerability classification is 'More Vulnerable', therefore the Exception Test is not required.

