

GMV Plot 500s

Summary Information	
Site Reference	P2-GP5
Address	Land adjoining Bugsby's Way and Peartree Way, SE10 0XS
Area (ha)	1
Current Use	Vacant/car park/temporary concierge building.
Current Vulnerability	Less Vulnerable
Proposed Use	Residential led mixed-use.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	0	% of site	Limited potential for flooding to occur	100	% of site
FZ3a	100.00	% of site	Potential for flooding of properties below ground level	0	% of site
FZ3b	0	% of site	Potential for flooding to occur at surface	0	% of site
Surface Water			Sewer Flooding		
High	1.16	% of site	Number of incidents within the predominant postcode	20 - 30	
Medium	3.92	% of site	Is the site located within the Thamesmead area?	No	
Low	9.59	% of site			
Flood Defences			Flood Warning Area		
The site is 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 this site.		

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



1.1 Tidal

Description of Flood Mechanism
- The site is at risk of tidal breach flooding from the River Thames which is located approximately 400m northeast of the site. - During the 2005 Thames Upriver modelled event, tidal flood risk is concentrated in the southern areas of the site with two bands extending westwards from the southeastern corner. - During the 2100 Thames Upriver modelled event, the 2005 bands extend northward and southward to cover a significant area of the site. - During the 1 in 200 year (2005) Thames Downriver modelled event, tidal flood risk is concentrated in the southeastern corner of the site. During the 1 in 1000 year (2005) Thames Downriver modelled event, this extent extends westward and northward. - During the 1 in 200 year (2115) Thames Downriver tidal flood risk is concentrated in the southern areas of the site with two bands extending westwards from the southeastern corner. - During the 1 in 1000 year (2115) Thames Downriver tidal flood risk is concentrated in the southern areas of the site with two bands extending westwards from the southeastern corner.
Mitigation / FRA Requirements
- A FRA must be submitted as part of a planning application. - Include appropriate flood resistance or resilience measures to address predicted flood depths. - See SFRA Level 2 Report mitigation requirement numbers 4.3 and 4.4, Policies E2 and E3 of the existing Greenwich Local Plan, and Policy EN6 of the draft Local Plan for further development stipulations. - Site users should be signed up to the EA's Flood Alert and Flood Warning Service. - The development should allow for safe, dry access to high ground as the extent of inundation covers the majority of the site. - Sea Level Allowances, provided by the EA, should be considered to inform flood resilient construction and design measures.
Climate Change Considerations
Although the site is impacted by both the Thames Breach Upriver and Downriver models, as the Upriver model indicates higher depths, this model will be assessed. Developers should consider both models. Climate change is expected to increase the extent of tidal flood risk northward and southward to cover a majority of the site.



The maximum depth increases from 0.89m to 1.26m, the maximum velocity increases from 0.43m/s to 0.63m/s, the maximum flood level increases from 3.79mAOD to 4.25mAOD and the maximum hazard increases from 1.45 to 1.63.

Risk Assessment (Tidal – Thames Breach Upriver 2017)			
Parameter	2005	2100	Units
Max. Depth	0.89	1.26	m
Max. Velocity	0.43	0.63	m/s
Max Flood Level	3.79	4.25	m AOD
Max Ground Level	5.86	5.86	m AOD
Min Ground Level	1.96	1.96	m AOD
Max Flood Hazard	1.45	1.63	N/A

1.2 Surface Water

Description of Flood Mechanism	
Surface water flood risk is concentrated in the central and northern areas of the site, with an isolated area of high risk towards the central northern area of the site within the existing car park.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the central and northern areas of the site, and toward the western and southern areas 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	
During the high risk event, the existing extent extends northward, with a new area of high risk forming in the northeastern corner of the site. The maximum depth increases from <0.2m to 0.3m, the maximum velocity increases from 0m/s to 0.5m/s and the maximum hazard increases from 0.5 to 1.25.	
During the medium risk event, the extent in the central northern area of the site extends westward and the extent in the northeastern corner of the site extends northeastward. The maximum depth, velocity and hazard remain unchanged.	



During the low risk event, the extent in the southwestern corner of the site extends eastward and the existing northern extents increase slightly. The maximum depth increases from 0.6m to 0.9m, whilst the maximum velocity and hazard remain unchanged.

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	<0.2	0.6	0.9	m
Max. Velocity	0	0.5	0.5	m/s
Max. Hazard	0.5	1.25	1.25	N/A

Risk Assessment – with Climate Change				
Parameter	High	Medium	Low	Units
Max. Depth	0.3	0.6	0.9	m
Max. Velocity	0.5	0.5	0.5	m/s
Max. Hazard	1.25	1.25	1.25	N/A

1.3 Sewer

Risk Assessment	Mitigation Requirements
The site falls within a postcode area where there are 20 - 30 reported flood incidents from sewer flooding. The site is assumed to be served by surface water and foul 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
The site has limited potential for groundwater flooding to occur. The site is underlain by Thanet Sand Formation bedrock geology. The superficial geology is Alluvium for much of the site, whilst no information is available for the northeastern corner of the site.	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.
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1.5 Artificial

Risk Assessment	Mitigation Requirements
This site is at risk of flooding from the Banbury, High Maynard, King George V, Lockwood, Queen Elizabeth II and William Girling reservoirs. The reservoir extent map predicts that if any of these reservoirs breach on a wet day, the site will be at risk of flooding.	Propose appropriate and proportionate risk management measures. A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident. Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan.

1.6 Planning Considerations – Safety of Development

A. Can the development be future proofed for climate change considerations?
- Climate change is expected to increase the extent of tidal flood risk to cover a majority of the site. The maximum depth, velocity, flood level and hazard increase. - Surface water flood risk extent is expected to increase during all events due to climate change. - See SFRA - Level 2 Report Section 4 mitigation requirement number 4.4 for the required flood resistant / resilient building stipulations.
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 Section 4 mitigation requirement numbers 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 contains both permeable and impermeable areas. • Development must mitigate any increase in impermeable area to the site with runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly.
D. How can the development reduce risk overall?
• Development should be directed towards the western and southern areas 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 Dryden Road where there is less risk of tidal breach and 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 3a and the proposed vulnerability classification is 'More Vulnerable', therefore the Exception Test is required.

