

Greenwich Peninsula Central

Summary Information	
Site Reference	P4-W12
Address	Land bound by Woolwich New Road, Vincent Street & Wilmount Street, Woolwich, SE18
Area (ha)	1.57
Current Use	The leisure centre is under construction whilst the remainder of the site remains vacant.
Current Vulnerability	Less Vulnerable
Proposed Use	Residential led, mixed use with commercial and leisure uses.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	0.00	% of site	Limited potential for flooding to occur	96.21	% of site
FZ3a	0.00	% of site	Potential for flooding of properties below ground level	0.00	% of site
FZ3b	0.00	% of site	Potential for flooding to occur at surface	3.79	% of site
Surface Water			Sewer Flooding		
High	10.39	% of site	Number of incidents within the predominant postcode	30 - 40	
Medium	38.34	% of site	Is the site located within the Thamesmead area?	No	
Low	58.80	% 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 not available at this site.		

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



1.1 Surface Water

Description of Flood Mechanism	
Surface water flood risk is concentrated mostly in the western half of the site with an additional area in the eastern section. Areas of high risk are located in the southwestern, central, northwestern and southeastern areas of the site, as well as along the easternmost border of the site.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the northwestern, southwestern and southeastern areas of the site, and toward the eastern areas of the site where there is less surface water risk.	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 events, the extents extend to reflect the existing medium risk extent which covers much of the western area of the site with an additional increase in extent in the eastern area of the site. The maximum depth increases from 0.6m to 0.9m and the maximum velocity increases from 1.0m/s to 2.0m/s, whilst the maximum hazard remains unchanged.	
During the medium risk events, the extent extends across the buildings in the western area of the site. There are further increases in extent around the existing areas of risk in the central and eastern areas of the site. The maximum depth increases from 0.9m to 1.2m, whilst the maximum velocity and hazard remain unchanged.	
During the low risk events, the extent in the western area of the site extends slightly eastwards. The maximum depth, velocity and hazard remain unchanged.	

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	0.6	0.9	1.2	m
Max. Velocity	1.0	2.0	2.0	m/s
Max. Hazard	1.25	2.0	2.0	N/A



Risk Assessment – with Climate Change				
Parameter	High	Medium	Low	Units
Max. Depth	0.9	1.2	1.2	m
Max. Velocity	2.0	2.0	2.0	m/s
Max. Hazard	1.25	2.0	2.0	N/A

1.2 Sewer

Risk Assessment	Mitigation Requirements
The site falls within a postcode area where there are 30 - 40 reported flood incidents from sewer flooding. The site is assumed to be served by a foul sewer network, given its 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.

1.3 Groundwater

Risk Assessment	Mitigation Requirements
The site has limited potential for groundwater flooding to occur and potential for groundwater flooding to occur at the surface in the easternmost corner of the site. The site is underlain by a bedrock geology of Lambeth Group, for much of the site, and Thanet Sand Formation in the northernmost corner of the site. There is no information regarding the underlying superficial geology.	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.

1.4 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.



1.5 Planning Considerations – Safety of Development

A.	Can the development be future proofed for climate change considerations?
	• Surface water flood risk extent is expected to increase during all risk events due to climate change. During the high risk events, the maximum depth and velocity increase. During the medium risk events, the maximum depth increases. • 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 mitigation requirement number 4.3, 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 largely impermeable with some permeable areas in the eastern area of the site. • 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 away from the northwestern and southeastern areas of the site, and towards the eastern areas of the site where there is less surface water risk. • 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 Masons Hill to the south of the site 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 1 and the proposed vulnerability classification is 'More Vulnerable', therefore the Exception Test is not required.

