

11-15 Plumstead High Street

Summary Information	
Site Reference	P6-PS1
Address	11-15 Plumstead High Street, Plumstead, SE18 1SA
Area (ha)	0.24
Current Use	Place of worship and car repair mechanics.
Current Vulnerability	Less Vulnerable
Proposed Use	Residential led mixed-use development, incorporating a place of worship.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	0	% of site	Limited potential for flooding to occur	0	% of site
FZ3a	100.00	% of site	Potential for flooding of properties below ground level	100	% of site
FZ3b	0	% of site	Potential for flooding to occur at surface	0	% of site
Surface Water			Sewer Flooding		
High	68.15	% of site	Number of incidents within the predominant postcode	40+	
Medium	80.52	% of site	Is the site located within the Thamesmead area?	No	
Low	97.62	% 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 breach flooding from the River Thames which is located approximately 1km northwest of the site. - During the 1 in 200 year (2005) Thames Downriver modelled event, tidal flood risk is concentrated in the northern section of the site. - During the 1 in 1000 year (2005) Thames Downriver modelled event, the 1 in 200 year (2005) modelled event extends further south, but does not entirely inundate the site. - During both the 1 in 200 (2115) and 1 in 1000 year (2115) Thames Downriver modelled events, the entire site is inundated.
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 entire site in the 2115 scenarios. - Sea Level Allowances, provided by the EA, should be considered to inform flood resilient construction and design measures.
Climate Change Considerations
During the 1 in 200 year events, climate change is expected to increase the extent of tidal flooding to inundate the entire site. The maximum depth increases from 0.81m to 2.11m, the maximum velocity increases from 0.50m/s to 0.80m/s, the maximum flood level increases from 2.69mAOD to 4.03mAOD and the maximum hazard increases from 1.41 to 2.74. During the 1 in 1000 year events, climate change is expected to increase the extent of tidal flooding to inundate the entire site. The maximum depth increases from 1.40m to 2.27m, the maximum velocity increases from 0.66m/s to 0.82m/s, the maximum flood level increases from 3.29mAOD to 4.21mAOD and the maximum hazard increases from 1.86 to 3.14.

Risk Assessment (Tidal – Thames Breach Downriver 2018)					
Parameter	2005_0200	2005_1000	2115_0200	2115_1000	Units
Max. Depth	0.81	1.40	2.11	2.27	m
Max. Velocity	0.50	0.66	0.80	0.82	m/s
Max Flood Level	2.69	3.29	4.03	4.21	m AOD



Max Ground Level	4.07	4.07	4.07	4.07	m AOD
Min Ground Level	1.84	1.84	1.84	1.84	m AOD
Max Flood Hazard	1.41	1.86	2.74	3.14	N/A

1.2 Surface Water

Description of Flood Mechanism	
Surface water flood risk covers the majority of the site, with a small area in the southeastern corner not at risk. The majority of the northern section of the site, and parts of the southern boundary are at high risk of surface water flooding.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the northern areas and southern boundary 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 events, the extents extend southwards from the northern section of the site and northwards from the southern boundary of the site, also extending into the southeastern corner. The maximum depth, velocity and hazard remain the same.	
During the medium risk events, the extents extend further into the site, particularly in the southern area of the site. The maximum depth, velocity and hazard remain the same.	
During the low risk events, the extent extends to cover the entirety of the site. The maximum depth, velocity and hazard remain the same.	

Risk Assessment				
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



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

1.3 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 a combined 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 potential for groundwater flooding of property situated below ground level. The site is underlain by Thanet Sand Formation bedrock geology. The superficial 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?
	- Climate change is expected to increase the extent of tidal flood risk to inundate the entire site during both the 1 in 200 year (2115) and 1 in 1000 year (2115) events. 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. The maximum depth, velocity and hazard remain the same during all events. - 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 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 is largely impermeable with some potentially permeable areas along the western and northwestern boundaries 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 towards the southern section of the site (not including the southern boundary) 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?



Given the risk of tidal breach and surface water flooding to the available access and egress routes, the applicant should provide a Flood Risk Emergency Plan in line with Adept guidance.

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.

