

Kidbrooke Village Phase 5 (Buildings A and B)

Summary Information					
Site Reference		P8-KM1 (Phase 5)			
Address		Kidbrooke Park Road (within lower Cator Park), SE3 9FN and SE3 9YY			
Area (ha)		4.6			
Current Use		The majority of the site is lower Cator Park, with Cambert Way splitting the site in the middle. The northern section of the site contains an unidentified building, a sports pitch and some ancillary parking.			
Current Vulnerability		Less Vulnerable			
Proposed Use		Residential, community use and open space.			
Proposed Vulnerability		More Vulnerable			
Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	61.14	% of site	Limited potential for flooding to occur	N/A	% of site
FZ3a	0	% of site	Potential for flooding of properties below ground level	N/A	% of site
FZ3b	0	% of site	Potential for flooding to occur at surface	67.50	% of site
Surface Water			Sewer Flooding		
High	14.63	% of site	Number of incidents within the predominant postcode	0 – 10	
Medium	33.54	% of site	Is the site located within the Thamesmead area?	No	
Low	49.04	% 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 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	
Surface water flood risk is predominantly located along Cambert Way, within the northwestern area of the site and the waterbody in the southeastern corner of the site, which all include areas of high risk.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the northwestern, southeastern and central areas of the site, and towards the northeastern and southwestern areas of the site where there is less risk of surface water flooding. Development should comply with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.3 and 4.9.	See SFRA Level 2 Report mitigation requirement 5.0 for further development stipulations. 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 around the existing areas of high risk, particularly within the building curtilage in the northwestern area of the site and westward from the onsite waterbody. The maximum depth, velocity and hazard remain unchanged. During the medium risk events, the extent extends westward from the onsite waterbody and increases within the central and southern areas of the site in particular. There is some	



increase in extent in the northwestern corner of the site. The maximum depth, velocity and hazard remain unchanged.

During the low risk events, the extent extends around the existing areas of low risk, particularly in the northwestern, central and southern areas of the site. The maximum depth, velocity and hazard remain unchanged.

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	1.2	1.2	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	1.2	1.2	1.2	m
Max. Velocity	1.0	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 0 – 10 reported flood incidents from sewer flooding. The site is assumed to be served by separate surface water, 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 potential for groundwater flooding to occur at the surface in the central and southern area of the site. There is no information regarding the potential for groundwater flood risk for the rest of the site. The site is underlain by Thames Group bedrock geology. There is no information regarding the 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.

1.5 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 expected to increase during all events due to climate change. The maximum depth, velocity and hazard remain unchanged. - 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 4.2, 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 mostly permeable other than the roadways and some areas in the northern section of the site. • Development must mitigate any increase in impermeable area to the site with flood plain compensation and 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 northeastern and southwestern 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 Kidbrooke Park 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.

