

Kidbrooke Village Phase 6

Summary Information	
Site Reference	P8-KM1 (Phase 6)
Address	Kidbrooke Village, Kidbrooke, London SE3 9AD
Area (ha)	5.8
Current Use	Currently site is mostly vacant, apart from one gym unit, and the already delivered Cator Park open space and replacement primary school (based on application site boundary).
Current Vulnerability	More Vulnerable
Proposed Use	Residential (C3 and extra care C3), open space, community facilities and retail use.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	0.57	% of site	Limited potential for flooding to occur	34.06	% of site
FZ3a	0.00	% of site	Potential for flooding of properties below ground level	N/A	% of site
FZ3b	0.00	% of site	Potential for flooding to occur at surface	0.81	% of site
Surface Water			Sewer Flooding		
High	5.60	% of site	Number of incidents within the predominant postcode	0 – 10	
Medium	8.35	% of site	Is the site located within the Thamesmead area?	No	
Low	12.98	% of site			
Flood Defences			Flood Warning Area		
The site 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 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 distributed across the site including an area of roadway in the northern area of the site; the waterbody in the southeastern area of the site; isolated areas within the school, car park, Kidbrooke Village and along Cranfield Walk; and along the northern site boundary. High risk areas are concentrated within Kidbrooke Village, along Cranfield Walk, around the school and within the onsite waterbody.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the northern, southeastern and central areas of the site, and toward the eastern and western areas of the site. 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 extent extends further around the existing areas of high risk and along the northeastern boundary of the site, with new areas of high risk forming along the roadway in the northwestern area of the site and within the car park in the western area of the site. The maximum depth and hazard remain unchanged. The maximum velocity decreases from 0.5m/s to 0.25m/s.	



During the medium risk events, the extent increases around the pre-existing areas of medium risk and extends across the roadway in the northwestern area of the site and westward from the eastern area of Kidbrook Village. The maximum depth is expected to increase from 0.6m to 0.9m and the maximum velocity is expected to increase from 0.5m/s to 1.0m/s. The maximum hazard remains unchanged.

During the low risk events, the extent extends around the existing areas of low risk and particularly westward from the eastern area of Kidbrook Village, and northward from the central area of Kidbrook Village. The maximum depth, velocity and hazard remain unchanged.

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	0.3	0.6	1.2	m
Max. Velocity	0.5	0.25	2.0	m/s
Max. Hazard	0.75	1.25	2.0	N/A

Risk Assessment – with Climate Change				
Parameter	High	Medium	Low	Units
Max. Depth	0.3	0.9	1.2	m
Max. Velocity	0.25	1.0	2.0	m/s
Max. Hazard	0.75	1.25	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 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
This site has limited potential for groundwater flooding to occur in the northwestern area of the site, with an isolated area with potential for groundwater flooding to occur at the surface to the east of Kidbrooke Village and north of Cranfield Walk. There is no information regarding the potential for groundwater flood risk for the rest of the site. The site is underlain by a bedrock geology of Thames Group, for the majority of the site, and Lambeth Group, in the northwestern 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.

1.5 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. During the high risk events, the maximum velocity decreases. During the medium risk events, the maximum depth and velocity increase. - 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 not changing from 'More Vulnerable'. • The site is mostly permeable in the eastern area of the site and along the northern boundary, with impermeable surfaces in the northwestern and western areas 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 away from the northern, southeastern and western areas of the site, and toward the eastern areas of the site and the western area of Kidbrooke Village 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 requirements 4.2 and 4.4.
E.	Which safe access and egress routes are recommended?
	Safe access and egress routes should be directed towards Moorhead Way or Kidbrooke Park Road where there is less risk of surface water flooding.
F.	Will development require a flood risk permit / watercourse consent?
	Yes, the site is within 8m of a Main River, which passes through the northwestern corner of the site.
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.

