

## ALDI and B&M Kidbrooke Park Road

| Summary Information    |                                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------------------------|
| Site Reference         | P8-KM3                                                                                                    |
| Address                | 241 Kidbrooke Park Rd, London SE3 9PP                                                                     |
| Area (ha)              | 1.2                                                                                                       |
| Current Use            | Retail uses. The site currently contains one Aldi, and one B&M retail superstore, and associated parking. |
| Current Vulnerability  | Less Vulnerable                                                                                           |
| Proposed Use           | Mixed residential and retail uses.                                                                        |
| Proposed Vulnerability | More Vulnerable                                                                                           |

| Current Risk Summary                                                                                                                                |       |           |                                                             |        |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|-------------------------------------------------------------|--------|-----------|
| Fluvial / Tidal                                                                                                                                     |       |           | Groundwater                                                 |        |           |
| FZ2                                                                                                                                                 | 0.00  | % of site | Limited potential for flooding to occur                     | N/A    | % of site |
| FZ3a                                                                                                                                                | 0.00  | % of site | Potential for flooding of properties below ground level     | 3.2    | % of site |
| FZ3b                                                                                                                                                | 0.00  | % of site | Potential for flooding to occur at surface                  | 13.37  | % of site |
| Surface Water                                                                                                                                       |       |           | Sewer Flooding                                              |        |           |
| High                                                                                                                                                | 2.31  | % of site | Number of incidents within the predominant postcode         | 0 - 10 |           |
| Medium                                                                                                                                              | 32.59 | % of site | Is the site located within the Thamesmead area?             | No     |           |
| Low                                                                                                                                                 | 34.92 | % of site |                                                             |        |           |
| Flood Defences                                                                                                                                      |       |           | Flood Warning Area                                          |        |           |
| The site is not 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 in the eastern area of the site within the footprint of the existing building. A small area of high risk is located around the eastern edge of the building.                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                        |
| Mitigation – Flood Risk Requirements                                                                                                                                                                                                                                                                                                                                             | Mitigation – Surface Water Drainage                                                                                                                                                                                                                                                                    |
| Development should be directed away from the eastern area of the site, and towards the western area 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.<br><br>Ground investigations are required to confirm whether infiltration SuDS are suitable. |
| Climate Change Considerations                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                        |
| During the high risk events, the extent extends to cover the entire building curtilage. However, the maximum depth, velocity and hazard remain unchanged.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |
| During the medium risk events, the extent extends outward from the northern corner of the building curtilage. The maximum depth increases from <0.2m to 0.2m. The maximum velocity and hazard remain unchanged.                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                        |
| During the low risk events, the extent extends southwards in the northwestern corner of the site and northward from the building curtilage, with a new area of low risk forming in the southeastern corner of the site. The maximum depth increases from 0.2m to 0.3m, the maximum velocity increases from 0.5m/s to 1.0m/s and the maximum hazard increases from 0.75 to 1.25m. |                                                                                                                                                                                                                                                                                                        |

| Risk Assessment |      |        |      |       |
|-----------------|------|--------|------|-------|
| Parameter       | High | Medium | Low  | Units |
| Max. Depth      | <0.2 | <0.2   | 0.2  | m     |
| Max. Velocity   | 0.0  | 0.0    | 0.5  | m/s   |
| Max. Hazard     | 0.5  | 0.5    | 0.75 | N/A   |



| Risk Assessment – with Climate Change |      |        |      |       |
|---------------------------------------|------|--------|------|-------|
| Parameter                             | High | Medium | Low  | Units |
| Max. Depth                            | <0.2 | 0.2    | 0.3  | m     |
| Max. Velocity                         | 0.0  | 0.0    | 1.0  | m/s   |
| Max. Hazard                           | 0.5  | 0.5    | 1.25 | N/A   |

## 1.2 Sewer

| Risk Assessment                                                                                                                                                                                                                   | Mitigation Requirements                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The site falls within a postcode area where there are 0 – 10 reported flood incidents from sewer flooding.</p> <p>The site is assumed to be served by combined and foul sewer networks, given their proximity to the site.</p> | <p>The applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections.</p> <p>If historic flooding has occurred, the applicant must demonstrate how this risk will be managed throughout the development's lifetime.</p> |

## 1.3 Groundwater

| Risk Assessment                                                                                                                                                                                                                                                                                                                                                         | Mitigation Requirements                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This site has potential for groundwater flooding to occur at the surface in the southern area of the site. There is potential for groundwater flooding of property situated below ground level in the southeastern corner of the site.</p> <p>The site is underlain by the Thames Group bedrock geology. There is no information regarding superficial deposits.</p> | <p>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.</p> <p>If there is a potential level of impact, mitigation actions must be proposed.</p> <p>This must be prepared by a chartered professional or specialist.</p> |

## 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?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <ul style="list-style-type: none"> <li>• Surface water flood risk extent is expected to increase during all events due to climate change. During the medium risk event, the maximum depth increases. During the low risk event, the maximum depth, velocity and hazard increase.</li> <li>• See SFRA - Level 2 Report Section 4 mitigation requirement number 4.4 for the required flood resistant / resilient building stipulations.</li> </ul>                                                                                                                                                                                                                                                                                      |
| B. | Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | <ul style="list-style-type: none"> <li>• The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation.</li> <li>• Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13.</li> <li>• See SFRA Level 2 Report mitigation requirement number 4.3, 4.8, 4.9, 5.0 and Policies E2, E3 of the Greenwich Local Plan and Policy EN6 of the draft Local Plan for further development stipulations</li> </ul>                                                                                                                                                 |
| C. | What is the cumulative impact of the development land use change and will flood risk increase?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | <ul style="list-style-type: none"> <li>• The development land use is changing from 'Less Vulnerable' to 'More Vulnerable'.</li> <li>• The site is largely impermeable, with permeable areas along the southern, western and northern boundaries.</li> <li>• 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.</li> </ul>                                                                                                                                                                                                  |
| D. | How can the development reduce risk overall?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | <ul style="list-style-type: none"> <li>• Direct development away from the eastern area of the site and towards the western areas of the site where there is less risk of surface water flooding.</li> <li>• 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.</li> <li>• By complying with SFRA - Level 2 Report Section 4 mitigation requirement 4.4.</li> </ul> |
| E. | Which safe access and egress routes are recommended?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | Safe access and egress routes should be directed towards Kidbrook Park Road southbound 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.

