

42 Rushdene

Flood Risk Assessment
July 2021



Quality Management

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|---------------------|-----------------------------------|-------------------------|-----|
| Job No | LE2021165 | | |
| Project | 42 Rushdene Flood Risk Assessment | | |
| Location | 42 Rushdene, Abbey Wood, SE2 9RP | | |
| Title | Flood Risk Assessment | | |
| Document Ref | LE2021165FRA | Issue / Revision | P01 |
| Date | July 2021 | | |

Revision Status / History

| Rev | Date | Issue / Purpose/ Comment | Prepared |
|------------|-------------|---------------------------------|-----------------|
| P02 | July 2021 | Final | ZY |

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Contents

| | |
|--|----|
| Executive Summary | 4 |
| 1. Introduction | 5 |
| 1.1 Requirement | 5 |
| 1.2 Report Objectives | 5 |
| 1.3 Limitations | 5 |
| 1.4 Sources of Information | 5 |
| 2. Policy and Guidance | 6 |
| 2.1 Flood and Water Management Act, 2010 | 6 |
| 2.2 National Planning Policy Framework (NPPF), July 2018 | 7 |
| 2.3 Planning Practice Guidance, November 2016 | 7 |
| 2.4 Planning Practice Guidance Flood Risk and Coastal Change, April 2015 | 8 |
| 3. Development Site Planning Considerations | 9 |
| 3.1 Location | 9 |
| 3.2 Proposed Development | 9 |
| 3.3 Local Geology | 9 |
| 3.4 Hydrogeology | 10 |
| 3.5 Flood Zone | 10 |
| 3.6 Vulnerability Classification | 11 |
| 3.7 Sequential Test and Exception Test | 12 |
| 3.8 Climate change | 12 |
| 3.9 Existing Flood Risk Management Infrastructure | 12 |
| 4. Sources of Flooding – Actual Flood Risk | 13 |
| 4.2 Fluvial/Tidal Flood Risk | 13 |
| 4.3 Flood Risk from Land, Surface Water and Sewers | 13 |
| 4.4 Groundwater Flood Risk | 14 |
| 4.5 Flood Risk from Artificial Sources | 14 |
| 4.6 Residual Flood Risk | 14 |
| 4.7 Summary of flood risk | 15 |
| 5. Flood Risk Management | 16 |
| 6. Conclusions & Recommendations | 18 |

Appendices

| |
|--|
| Appendix A Existing Site and Proposed Plans |
| Appendix B Environment Agency Flood Map for Planning |

Executive Summary

| | |
|---|--|
| Site Name | 42 Rushdene Flood Risk Assessment |
| Location | 42 Rushdene, Abbey Wood, SE2 9RP |
| Grid Reference | 547494, 179081 |
| Area (ha) | Approximately 0.08ha |
| EA Flood Zone Classification | Flood Zone 3 |
| Current Site Use | residential |
| Description of proposed | Demolition of existing three bed house and construction of 9 flats. |
| Vulnerability Classification | Residential – ‘More Vulnerable’ |
| Summary of Pre-development Risks | <ul style="list-style-type: none"> • Fluvial/Tidal Flood Risk: Low Risk • Flood Risk from Land, Surface Water and Sewers: Low Risk • Groundwater Flood Risk: Low Risk • Flood Risk from Artificial Sources: Negligible Risk • Residual Flood Risk: Low Risk |
| Management of Risks | <p>The Finished Floor Level of the ground floors within the site should be set to no lower than 2.50 mAOD and if practical should include a 300mm freeboard to mitigate against climate change to 2120.</p> <p>The following flood resilient measures should be adopted to minimise the damage and to enable quick recovery and clean up after the flooding event:</p> <ul style="list-style-type: none"> • Non-return valves will be used in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging. • Wiring for telephone, TV, Internet and other services will be protected by suitable insulation to minimise damage. • Wall sockets will be raised to as high as is feasible and practicable to avoid damage if flood waters inundate the property. |

1. Introduction

1.1 Requirement

1.1.1 Liska Environmental has been commissioned to undertake a desk based Flood Risk Assessment (FRA) for a development at 42 Rushdene, Abbey Wood, SE2 9RP (Figure 3-1). It is understood by Liska Environmental that this report is to support a planning application for the demolition of existing three bed house and construction of 9 flats.

1.2 Report Objectives

1.2.1 The contents of this FRA describe the assessment of the proposal and the implications of the proposed development on flood risk. The FRA has been prepared following guidance provided in the revised National Planning Policy Framework (July 2018) and the Planning Policy Guidance (November 2016).

1.2.2 The aim of this assessment is to provide the level of detail necessary to demonstrate that the potential effects of flood risk (to the proposal) have been addressed by:

- Identifying the source and probability of flooding to the application site, including the possible effects of climate change;
- Determining the consequences of flooding to and from the proposed development proposal and advising on the how this will be managed, if necessary; and
- Demonstrating the flood risk issues described in this assessment are compliant with the relevant guidance.

1.3 Limitations

1.3.1 This report relies on publicly available information which Liska Environmental assumes to be correct: Liska Environmental cannot and does not verify accuracy of this data, and it is outside the scope of this commission to do so.

1.4 Sources of Information

1.4.1 Sources of information used during the compilation of this report include:

- Environment Agency (EA) website – ‘*Flood Map for Planning*’ [Accessed 05/07/2021];
- British Geological Survey (BGS) website – ‘*GeoIndex*’ and ‘*Lexicon of Named Rock Units*’ [Accessed 05/07/2021];
- Department of Environment, Food, and Rural Affairs (DEFRA) website – ‘*MAGIC Map Application*’ [Accessed 05/07/2021];
- Environment Agency (EA) website – ‘*Catchment Data Explorer*’ [Accessed 05/07/2021].

2. Policy and Guidance

2.1 Flood and Water Management Act, 2010

2.1.1 Combined with the Flood Risk Regulations 2009 ('the Regulations'), (which enact the EU Floods Directive in the England and Wales) the Flood and Water Management Act 2010 ('the Act') places significantly greater responsibility on Local Authorities to manage and lead on local flooding issues. The Act and the Regulations together raise the requirements and targets Local Authorities need to meet, including:

- Playing an active role leading Flood Risk Management;
- Development of Local Flood Risk Management Strategies (LFRMS);
- Implementing requirements of Flood and Water Management legislation;
- Development and implementation of drainage and flooding management strategies; and
- Responsibility for first approval, then adopting, management and maintenance of Sustainable Drainage Systems (SuDS) where they service more than one property.

2.1.2 The Act also clarifies three key areas that influence development:

1. **Sustainable Drainage Systems (SuDS)** - the Act makes provision for a national standard to be prepared on SuDS, and developers will be required to obtain local authority approval for in accordance with the standards, likely with conditions. Supporting this, the Act requires local authorities to adopt and maintain SuDS, removing any ongoing responsibility for developers to maintain SuDS if they are designed and constructed robustly.
2. **Flood risk management structures** - the Act enables the EA and local authorities to designate structures such as flood defences or embankments owned by third parties for protection if they affect flooding or coastal erosion. A developer or landowner will not be able to alter, remove or replace a designated structure or feature without first obtaining consent from the relevant authority.
3. **Permitted flooding of third party land** - The EA and local authorities have the power to carry out work, which may cause flooding to third party land where the works are deemed to be in the interest of nature conservation, the preservation of cultural heritage or people's enjoyment of the environment or of cultural heritage.

2.2 National Planning Policy Framework (NPPF), July 2018

2.2.1 In determining an approach for the assessment of flood risk for the proposal there is a need to review the policy context. The National Planning Policy Framework requires that consideration be given to flood risk in the planning process. The National Planning Policy Framework was revised and issued in July 2018 and outlines the national policy position on development and flood risk assessment.

2.2.2 The Framework states that the appropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in flood risk areas, it can be permitted provided it is made safe without increasing flood risk elsewhere.

2.2.3 The essence of NPPF is that:

- Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards;
- Policies in development plans should outline the consideration, which will be given to flooding issues, recognising the uncertainties that are inherent in the prediction of flooding and that flood risk is expected to increase as a result of climate change;
- Planning authorities should apply the precautionary principle to the issue of flood risk, using a risk-based search sequence to avoid such risk where possible and managing it elsewhere;
- The vulnerability of a proposed land use should be considered when assessing flood risk;
- Opportunities offered by new developments should be used to reduce the causes and impacts of flooding;
- Planning authorities should recognise the importance of functional floodplains, where water flows or is held at times of flood, and avoid inappropriate development on undeveloped and undefended floodplains; and
- Development is based on the concept of Flood Risk Reduction, particularly in circumstances where development has been sanctioned on the basis of the “Exception Test”.

2.3 Planning Practice Guidance, November 2016

2.3.1 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

2.3.2 The Planning Practice Guidance (PPG) document provides guidance on how the local planning authorities should:

- Assess flood risk;
- Avoid flood risk; and
- Manage and Mitigate flood risk and coastal change.

2.3.3 There is also information on the requirements to consult the Environment Agency, on the role of lead local flood authorities and on flood risk in relation to minor developments.

2.4 Planning Practice Guidance Flood Risk and Coastal Change, April 2015

2.4.1 The accompanying practice guidance to the NPPF provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding.

2.4.2 The practice guidance provides supporting information on:

- The application of the sequential approach and Sequential and Exception Tests;
- Measures to reduce flood risk to acceptable levels;
- How to manage residual risks; and
- Guidance on how to take climate change into account.

2.4.3 The April 2015 update to the practice guidance provides additional guidance on SuDS, including:

- The importance of SuDS;
- When SuDS should be considered;
- The SuDS discharge hierarchy;
- Factors a local authority will address when considering SuDS as part of a planning application;
- When SuDS are inappropriate and relevant flood risk consultees;
- Applicability of Defra's Non-statutory Technical Standards for Sustainable Drainage Systems;
- Design and construction cost considerations;
- Operation and maintenance considerations; and
- Where to go for further SuDS advice.

2.4.4 As part of the April 2015 update, the practice guidance provides details on the parties responsible for assessing the suitability of SuDS practices. As per paragraph 084 from the practice guidance:

The decision on whether a sustainable drainage system would be inappropriate in relation to a particular development proposal is a matter of judgement for the local planning authority. In making this judgement the local planning authority will seek advice from the relevant flood risk management bodies, principally the lead local flood authority, including on what sort of sustainable drainage system they would consider to be reasonably practicable.

Table 3-1 Underlying Geological Sequence

| Stratum | Name | Location | Parent Unit | Description |
|----------------------|--|----------|-----------------------------|--|
| Bedrock Geology | Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) - Chalk | Onsite | White Chalk Subgroup (WHCK) | Sedimentary Bedrock formed approximately 72 to 94 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas. |
| Superficial Deposits | Alluvium - Clay, Silt, Sand and Peat | Onsite | Fluvial deposits (FLUV) | Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U). |

3.3.2 The BGS geological mapping shows that the Site bedrock comprises Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) - Chalk. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.

3.3.3 The BGS geological mapping shows that the Site Superficial Deposits comprises Alluvium - Clay, Silt, Sand and Peat. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).

3.4 Hydrogeology

3.4.1 Both the bedrock and the Superficial Deposits are designated as Secondary Aquifer with low permeability strata.

3.4.2 The nearest main river is River Thames which is located at approximately 2.2 km to the north of the site.

3.5 Flood Zone

3.5.1 Flood Zones describe the extent of flooding that would occur on the assumption that no flood defences are in place. The definition of Flood Zones is provided in Table 1 of the PPG and in table 3.1 below:

Table 3-1: Flood zone terminology

| Flood Zone | Definition |
|---------------------------|---|
| Zone 1 Low Probability | Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3) |

| Flood Zone | Definition |
|--------------------------------------|---|
| Zone 2 Medium Probability | Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map) |
| Zone 3a High Probability | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map) |
| Zone 3b The Functional Floodplain | This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map) |

- 3.5.2 The site lies within the Environment Agency's Flood Zone 3, which is described within PPG Table 1 as having a 'High Probability' of flooding. The Environment Agency's flood zone map is shown in Appendix B.

3.6 Vulnerability Classification

- 3.6.1 The proposed development is considered to fall under the classification of 'More Vulnerable' land uses based on Table 2 of PPG Technical Guidance. Table 3: Flood Risk Vulnerability and Flood Zone Compatibility in PPG, states that these land uses are compatible in Flood Zone 3 (with the requirement to apply the Exception Test) (as in Table 3.2 below).

Table 3.2: Flood Zone Risk and Vulnerability

| Flood Zones | Flood Risk Vulnerability | | | | |
|--------------------|---------------------------------|-------------------------|-------------------------|-----------------|------------------|
| | Essential infrastructure | Highly vulnerable | More vulnerable | Less vulnerable | Water compatible |
| Zone 1 | ✓ | ✓ | ✓ | ✓ | ✓ |
| Zone 2 | ✓ | Exception Test required | ✓ | ✓ | ✓ |
| Zone 3a | Exception Test required | ✗ | Exception Test required | ✓ | ✓ |
| Zone 3b | Exception Test required | ✗ | ✗ | ✗ | ✓ |

Key: ✓Development is appropriate ✗Development should not be permitted

3.7 Sequential Test and Exception Test

- 3.7.1 Paragraph 101 of the NPPF sets out guidance on the application of the Sequential Test, the aim of which is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where areas of lower risk are not available, the Exception Test, as set out in paragraph 102 of the NPPF can be applied, to ensure that flood risk to people and property will be managed satisfactorily.
- 3.7.2 According to Bexley SFRA, the site is located in the Thamesmead and Abbey Wood sustainable growth areas which Bexley council will support residential development within Flood Zone 3. Therefore, it is considered that the site has passed the sequential test.
- 3.7.3 This FRA has identified through review of the EA flood data that the site is located outside of the functional flood plain. Section 5 of the report details flood evacuation procedures and safe means of evacuation in the event of breach or failure of the flood defences. The development will not result in any loss of floodplain storage capacity in the 'design' flood event (100 year) and through inclusion of an appropriate drainage strategy including sustainable drainage systems, will not cause any increase in flood risk elsewhere.

3.8 Climate change

- 3.8.1 The 'Flood risk assessments: climate change allowances' (2016) guidance outlines the allowances that are to be made for climate change when undertaking any form of flood risk assessment. This ensures that vulnerability of the development is minimised and that is resilient to flooding and coastal change in the future. These climate change allowances outlined in Table 2 of the above guidance are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height. Table 3.3 provides a precautionary response to the uncertainty about climate change impacts on rainfall intensities and river flows for the Thames River Basin District.

Table 3.3: Climate change risk

| Parameter | Allowance Category | 2015 to 2039 | 2040 to 2069 | 2070 to 2115 |
|----------------------------|--------------------|--------------|--------------|--------------|
| peak river flow allowances | Upper end | 25% | 35% | 70% |
| | Higher central | 15% | 25% | 35% |
| | Central | 10% | 15% | 25% |
| Peak Rainfall Intensity | Upper End | 10% | 20% | 40% |
| | Central | 5% | 10% | 20% |

- 3.8.2 The choice of the allowance category to be applied to the development is dependent on the type of development and the flood zone in which it lies. As the proposed development is classified as "More Vulnerable" and is located in flood zone 3, a 'Upper End allowance (i.e. +40% of peak rainfall intensity) will be taken into account, assuming there is a direct correlation between peak rainfall intensity and flood depth.

3.9 Existing Flood Risk Management Infrastructure

- 3.9.1 According to the Environment Agency's flood zone map the Site is in Flood Zone 3 and benefited from the Thames flood defences.

4. Sources of Flooding – Actual Flood Risk

4.1.1 The NPPF describes potential sources of flooding. It is necessary to consider the risk of flooding from all sources within a FRA. This section provides a review of flooding from land, sewers, groundwater and artificial sources, in addition to that from rivers and the sea.

4.2 Fluvial/Tidal Flood Risk

4.2.1 The Environment Agency’s Flood map for Planning, was used to identify risk of flooding at site (refer Appendix B). These confirm that the site is in Flood Zone 3a and benefited from the Thames flood defences.

4.3 Flood Risk from Land, Surface Water and Sewers

4.3.1 Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can then result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.

4.3.2 Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. The Environment Agency classifies the site as being within a low risk area of flooding (i.e. each year this area has a chance of flooding of between 0.1% and 1%).



Figure 4-1: Surface Water Flood Map (Source: Environment Agency²)

² <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=ufmfs#wx=357683&y=355134&scale=2>
[accessed 07/07/2021]

4.4 Groundwater Flood Risk

4.4.1 According to Figure 8 – Depth to Groundwater Head of the Bexley SFRA, the site is located in an area where the groundwater head is between 0 to 2.5m below ground. As the proposed development is on the ground floor and above, the groundwater flooding to the site is at low risk.

4.5 Flood Risk from Artificial Sources

4.5.1 Artificial sources of flooding include reservoirs, canals, ponds and mining abstraction.

4.5.2 A review of the Environment Agency Reservoir Maps indicates that the site is not located within an area at risk from reservoir flooding.

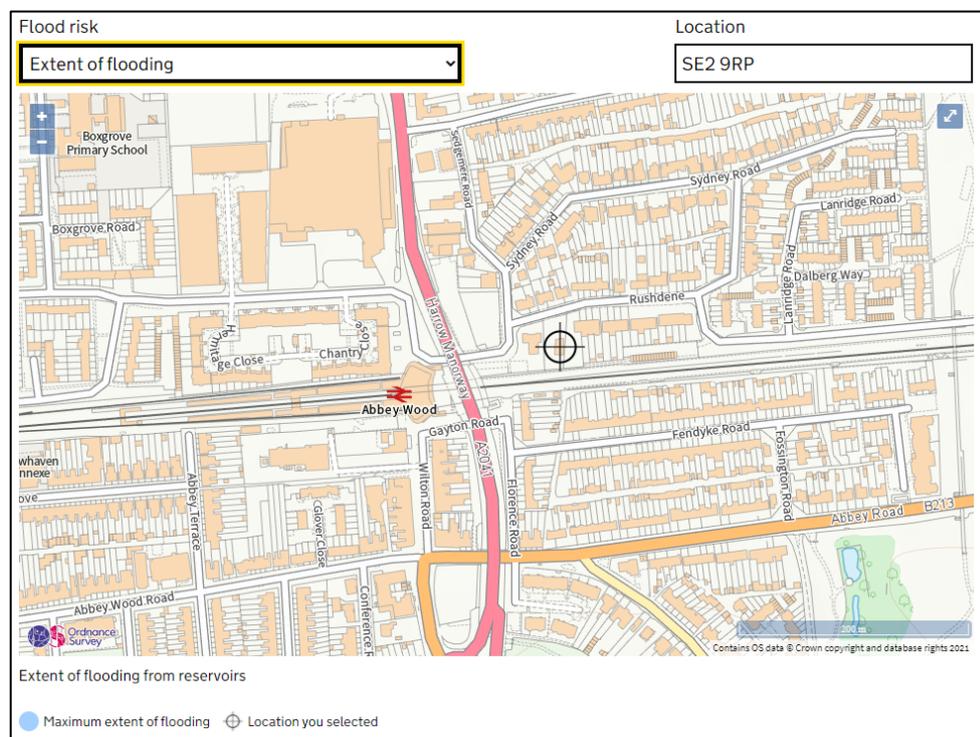


Figure 4-2: Reservoir Flood Map (Source Environment Agency³)

4.6 Residual Flood Risk

4.6.1 Residual Risk is defined as 'the risk which remains after risk avoidance, reduction and mitigation measures have been implemented'. For the purpose of assessing flood risk, it is assumed that events greater than those assessed as Actual Risk are considered a 'Residual Risk'.

³ <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=ufmfs#wx=357683&y=355134&scale=2>
[accessed 07/07/2021]

- 4.6.2 Thames Tidal Downriver Breach Inundation Modelling 2018 has been provided by the Environment Agency following a data request for Product 5 and 6. The modelling results show that the site could be flooded in case of a breach scenario. The modelled maximum likely breach elevations at the site are predicted to be 2.50 mAOD in 2115 epoch 0.5% AEP and 2.64 mAOD in 2115 epoch 0.1% AEP. It should be noted that the probability of a breach event is very low based on the design standard of protection in this area of 0.1% AEP.
- 4.6.3 Topographical information has been obtained from EA lidar data, which indicates that the land around the site is generally flat with gentle falls towards the north, towards the River Thames. Levels of the site are approximately between 0.6 mAOD and 1.4 mAOD. The Finished Floor Level (FFL) of the ground floors within the site should be set to no lower than 2.50 mAOD and if practical should include a 300mm freeboard to mitigate against climate change to 2120.
- 4.6.4 As such, the risk of flooding from breach to the site could be considered low and mitigation/resilience measures are recommended (Section 5 of this report) to protect the site.

4.7 Summary of flood risk

- 4.7.1 Table 4.1 below summarises the types of flood risk at the Site:

Table 4-1: Summary of flood risk

| Source of risk | Ongoing risk |
|--|-----------------|
| Fluvial/Tidal Flood Risk | Low Risk |
| Flood Risk from Land, Surface Water and Sewers | Low Risk |
| Groundwater Flood Risk | Low Risk |
| Flood Risk from Artificial Sources | Negligible Risk |
| Residual Flood Risk | Low Risk |

5. Flood Risk Management

Principles of Flood Risk Management

- 5.1.1 NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. This is partly due to the considerable uncertainty surrounding flooding mechanisms and how flooding may respond to climate change. It is also due to the potentially devastating consequences of flooding to the people and property affected.
- 5.1.2 Flood risk is a combination of the probability of flooding and the consequences of flooding. Hence 'managing flood risk' involves managing either, the probability of flooding or the consequences of flooding, or both.
- 5.1.3 NPPF requires flooding from tidal, fluvial, land, surface water & sewerage and from groundwater to be considered. The flood risk management measures discussed in this section are based on the sources of flooding identified in Section 4 that are considered to pose a risk to the development proposals.

Flood Resilient Measures

- 5.1.4 The flood risk management measures discussed in this section are based on the sources of flooding identified in section 4. The following flood resilient measures should be adopted to minimise the damage and to enable quick recovery and clean up after the flooding event:
- Non-return valves will be used in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging.
 - Wiring for telephone, TV, Internet and other services will be protected by suitable insulation to minimise damage.
 - Wall sockets will be raised to as high as is feasible and practicable to avoid damage if flood waters inundate the property.

Safe Access/Egress Arrangements

- 5.1.5 Demonstrating safe access and egress is available for the site for the development lifetime is a key factor in demonstrating compliance with the NPPF. This requires site occupants to be able to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions is also normally required.
- 5.1.6 In order for the development to be classified as safe users should be able evacuate the site building before an extreme flood. Key points to note are:
- Occupiers would have more than 24 hours' notice of severe weather warning service.
 - The Environment Agency and Emergency Services would evacuate the area should a breach be detected or expected. This is likely to occur if a breach were spotted well in advance of inundation. An evacuation route is proposed and the occupants will be able to leave the property safely in the event of extreme flooding. Prior to the onset of flooding occupants should head west up Felixstowe Road and then turn south on to Harrow Manorway and carry on until dry ground is reached.

- Following the receipt of flood warning it is recommended that the site is evacuated and closed and is only re-opened when it is safe to do so taking advice from the Environment Agency and the Local Authority. In the event that users cannot reach an evacuation area, it is suggested that safe refuge is sought in locations such as the upper storeys of the main building.

5.1.7 As a further precaution, the Environment Agency provides a warning system, which is free to all users, including their flood warning feeds, flood warning widget, live flood warning map and three day flood risk forecast.

Finished Floor Level (FFL)

5.1.8 The Finished Floor Level of the ground floors within the site should be set to no lower than 2.50 mAOD and if practical should include a 300mm freeboard to mitigate against climate change to 2120.

6. Conclusions & Recommendations

- 6.1.1 An assessment of areas potentially at risk from flooding has been undertaken and the development proposals have been examined in relation to their potential to increase flood risk both on and off site. This desk based FRA accompanies the full planning application for the demolition of existing three bed house and construction of 9 flats at 42 Rushdene, to demonstrate that flood risk has been given material consideration throughout the development planning process and development should not be restricted at this Site due to flood risk.
- 6.1.2 The site is located within Flood Zone 3 according to the Environment Agency Flood Zones Maps. The current and proposed development Site use is classified as a 'More Vulnerable' land use according to NPPF. Therefore, the site is compatible with the Environment Agency's vulnerability tests.
- 6.1.3 In line with the NPPF, all sources of flooding have been considered and assessed, using readily available sources of information. It should be noted that at this stage no detailed modelling has been undertaken. The site is located in the area with low risk from all sources including fluvial/tidal risk, surface water, groundwater, sewer and reservoir.
- 6.1.4 The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk.

Appendix A Existing Site and Proposed Plans



Any rooflights not to project more than 150mm from the plane of the roof.

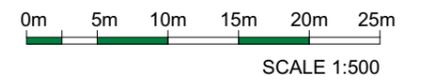
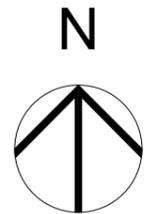
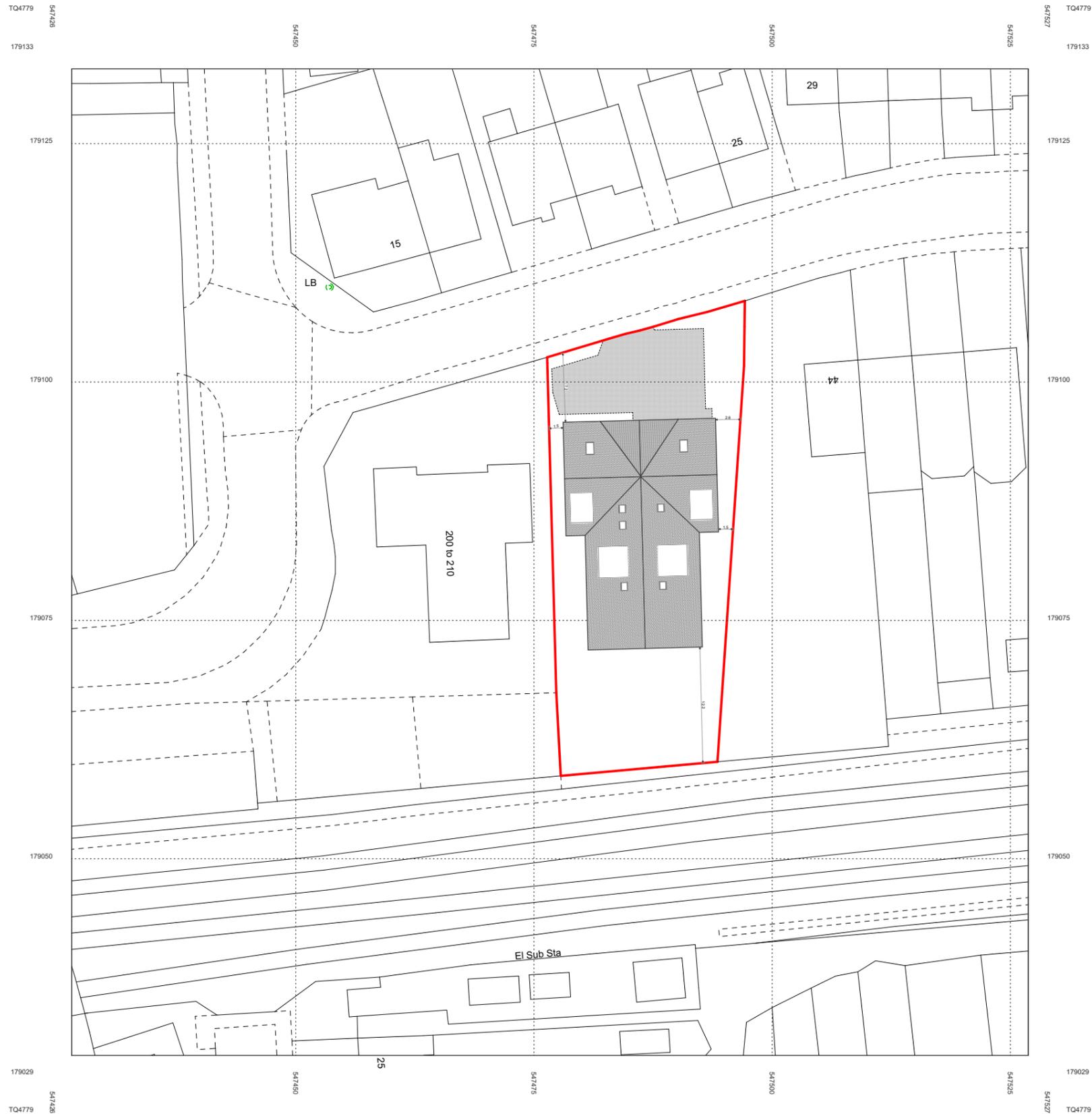
All windows facing to the side to be obscure glazed unless otherwise stated.

| Accommodation Schedule | | |
|------------------------|-------|----------------------------|
| Zone | Size | Area in m ² |
| G R O U N D | | |
| 01 | 2b 3p | 71.1 |
| 02 | 2b 3p | 65.6 |
| 03 | 3b 4p | 94.3 |
| F I R S T | | |
| 04 | 2b 3p | 70.0 |
| 05 | 2b 3p | 70.0 |
| 06 | 1b 2p | 53.4 |
| 07 | 1b 2p | 51.2 |
| A T T I C | | |
| 08 | 2b 4p | 78.0 |
| 09 | 2b 3p | 67.9 |
| | | 621.5 m² |



NOTES

Drawings for planning purposes only
and not for construction.



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PROPOSED

MAP

| | | | |
|----------------|--|------------|-----------|
| Drawing | PROPOSED BLOCK PLAN | | |
| Job | 42 Rushdene, Abbey Wood, London, SE2 9RP | | |
| Job No. | Date | Dm | Chk |
| 2021/021 | 30/04/2021 | #CAD | Contact |
| Scale | Drawing No. | Technician | Full Name |
| 1:500 | 021/PL/204 | | |



OS MAP 1:1250



Office 128, 28A Church Road,
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4AW, England

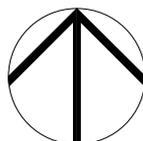
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PLANNING

N



| | | | |
|----------|--|------|-----------|
| Drawing | LOCATION PLAN | | |
| Job | 42 Rushdene, Abbey Wood, London, SE2 9RP | | |
| Job No. | Date | Drn | Chk |
| 2021/021 | 30/04/2021 | #CA# | Contact |
| Scale | Drawing No. | Tech | Full Name |
| | 021/EX/001 | | Full Name |

Appendix B Environment Agency Flood Map for Planning



Flood map for planning

| Your reference | Location (easting/northing) | Created |
|----------------|-----------------------------|------------------|
| SE2 9RP | 547557/179134 | 7 Jul 2021 21:25 |

Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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