

Queen Mary's Hospital CDC, Sidcup

Flood Risk Assessment Report

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PEREGA

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Suitability Code	Revision	Date	Written by	Checked by	Description
S1	P1	10-11-2023	AR	CJ	First issue

1. Introduction

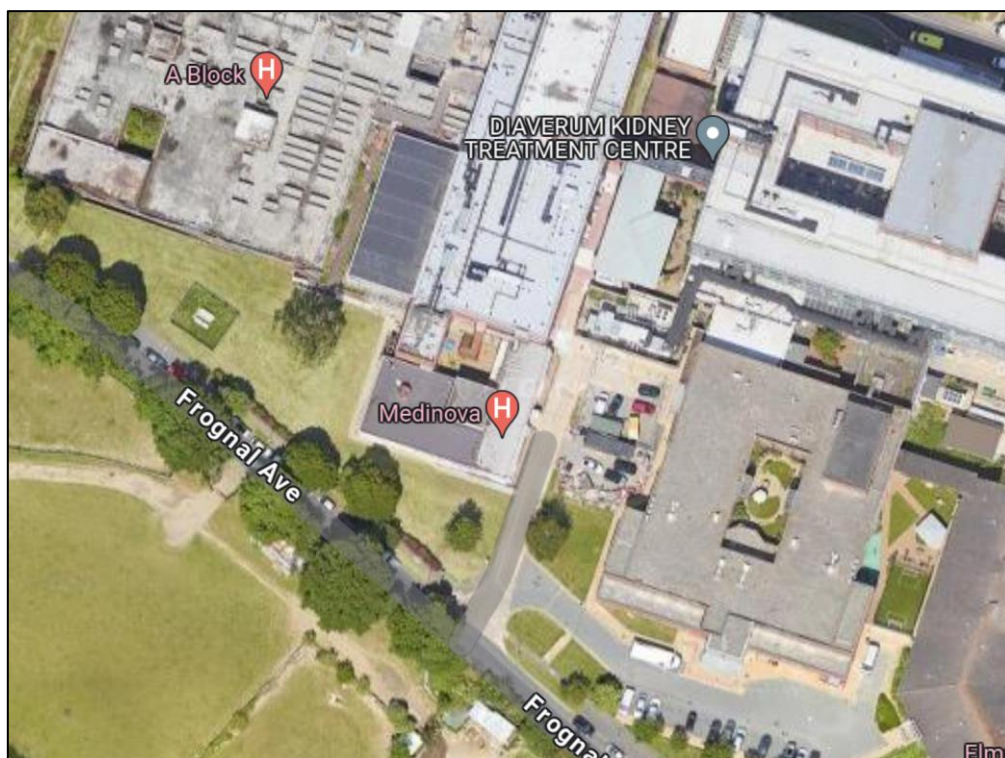
- 1.1.1 Perega was instructed by the Oxleas NHS Foundation Trust to undertake a Flood Risk Assessment (FRA) for the Queen Mary's Hospital, Sidcup New Community Diagnostic Centre (CDC).
- 1.1.2 The National Planning Policy Framework (NPPF) states that an appropriate FRA will be required for all development proposals of 1 ha or greater in Flood Zone 1 and for any development within Flood Zones 2 or 3.
- 1.1.3 The EA's indicative floodplain map shows that the site is in Flood Zone 1.

Relevant Policy

- 1.1.4 This FRA has been carried out in accordance with the NPPF and the accompanying Planning Practice Guidance (PPG) "Flood Risk and Coastal Change".
- 1.1.5 This FRA also incorporates advice and guidance from the Environment Agency (EA), the London Borough of Bexley Strategic Flood Risk Assessment and CIRIA documents.

2. Site Description and Location

- 2.1.3 The site is located at Frogna! Ave, Sidcup DA14 6LT. The property is located in the London Borough of Bexley.



2.2 Development Proposal

- 2.2.1 The development comprises a new extension in the location of the demolished Medinova building to construct the new CDC.
- 2.2.2 The new CDC is to be part single storey new build and part within the ground floor of the existing Block A, beneath the theatres.
- 2.2.3 The extension maintains the access to the yard area to the east of the development.
- 2.2.4 The new extension is rectangular in shape on plan and abuts with the existing plant area in the Northeastern side and to Block A in the Northwestern side.

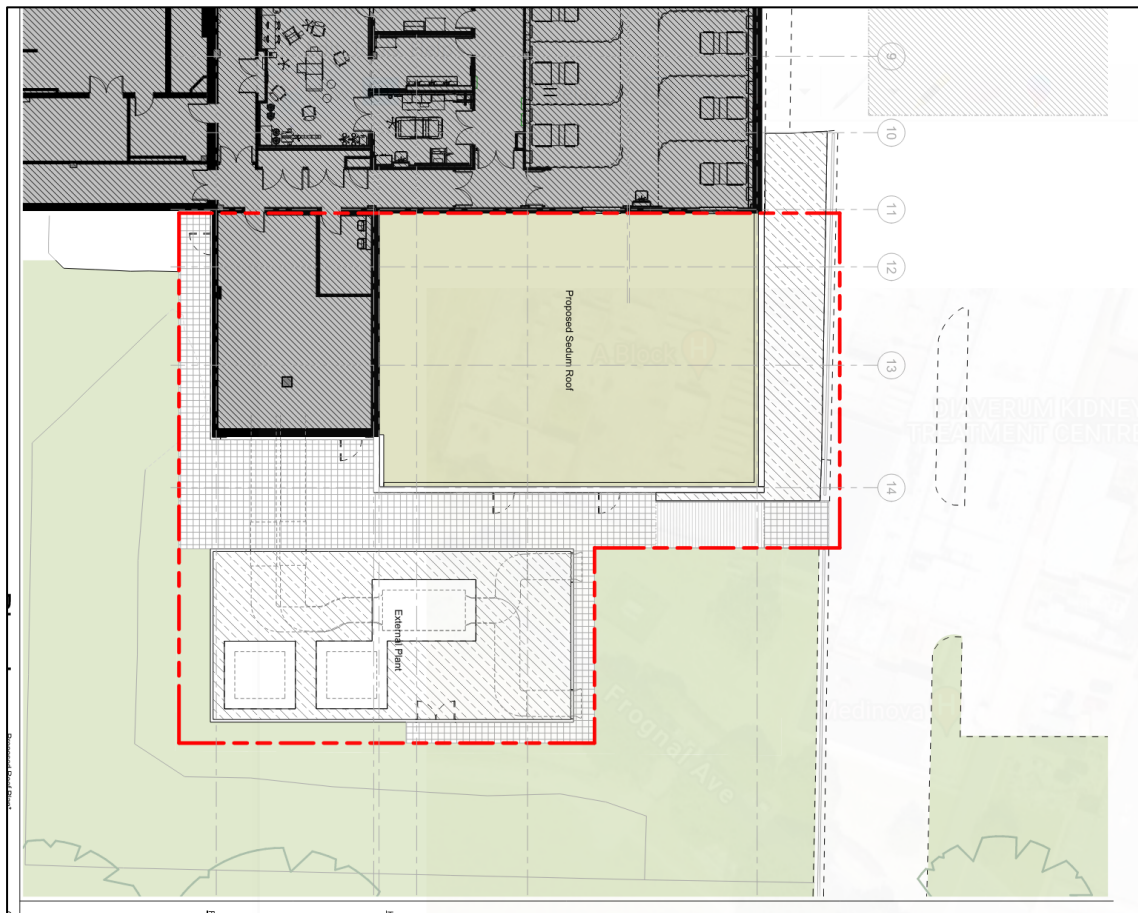


Figure 2: Proposed layout

3. Flood Risk Assessment

3.1 Flood Risk from Watercourses and Tidal Flooding

3.1.1 The EA's flood map for planning shows that the site is located in Flood Zone 1 and is not at risk of flooding. Developments in this flood zone do not have any restrictions, provided they do not increase the risk of flooding elsewhere.

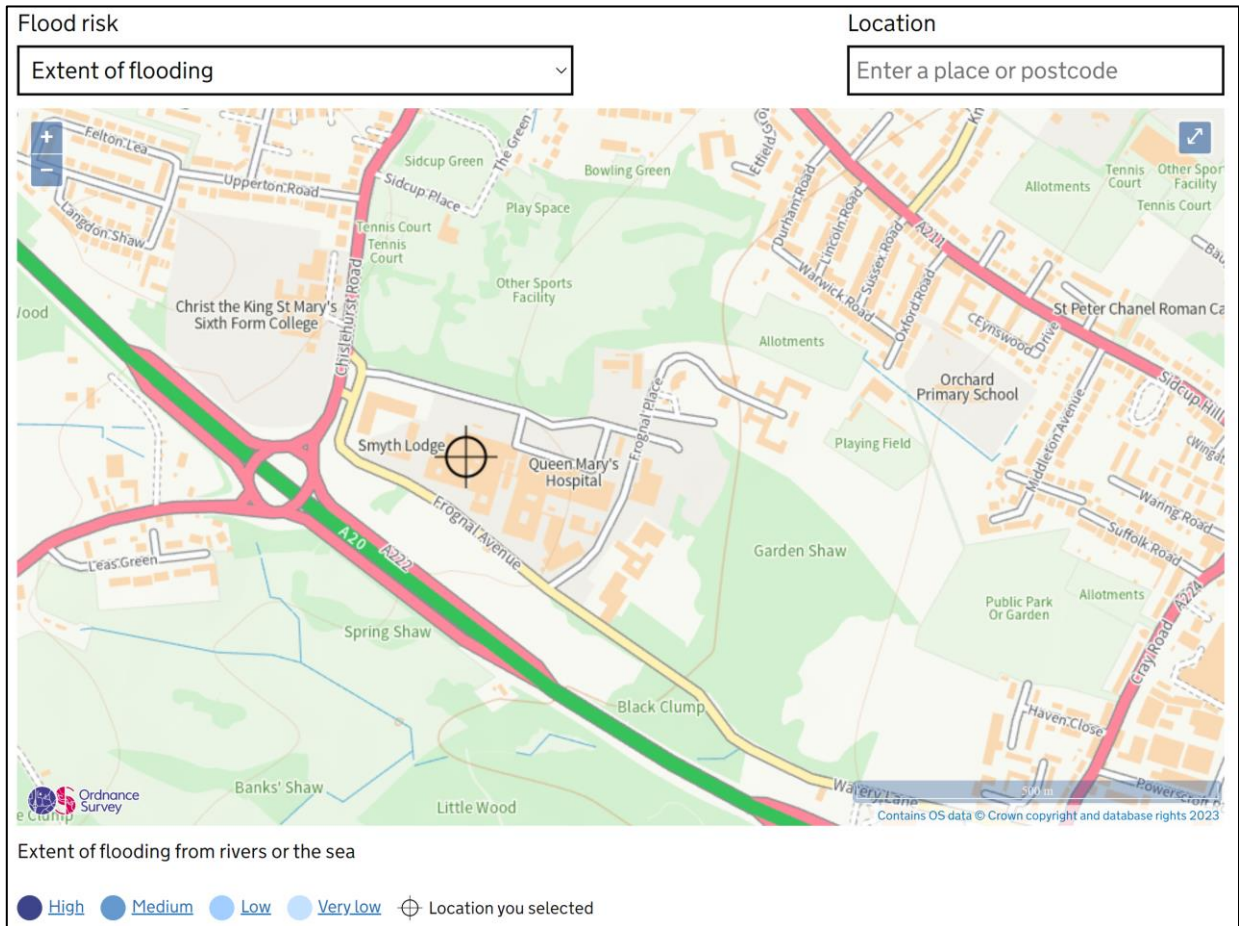


Figure 3: Environment Agency River and Sea Flood Risk Map

3.2 Flood Risk from Groundwater

3.2.1 Groundwater flooding occurs when water originating from sub-surface permeable strata emerges from the ground, typically after prolonged rainfall. The London Borough of Bexley's Strategic Flood Risk Assessment report shows the site lies in an area with minor risk of groundwater.

3.3 Flood Risk from Surface Water and Overland Flows

3.3.1 Surface water flooding occurs when intense rainfall is unable to soak into the ground or enter a drainage system due to blockages or the capacity of the system being exceeded. Overland flows can also be generated by burst water mains, failed dams and any failure in a system storing or transferring water.

3.3.2 The EA's indicative Surface Water Flooding Map, Figure 4, shows that the site is at very low risk of surface water flooding.

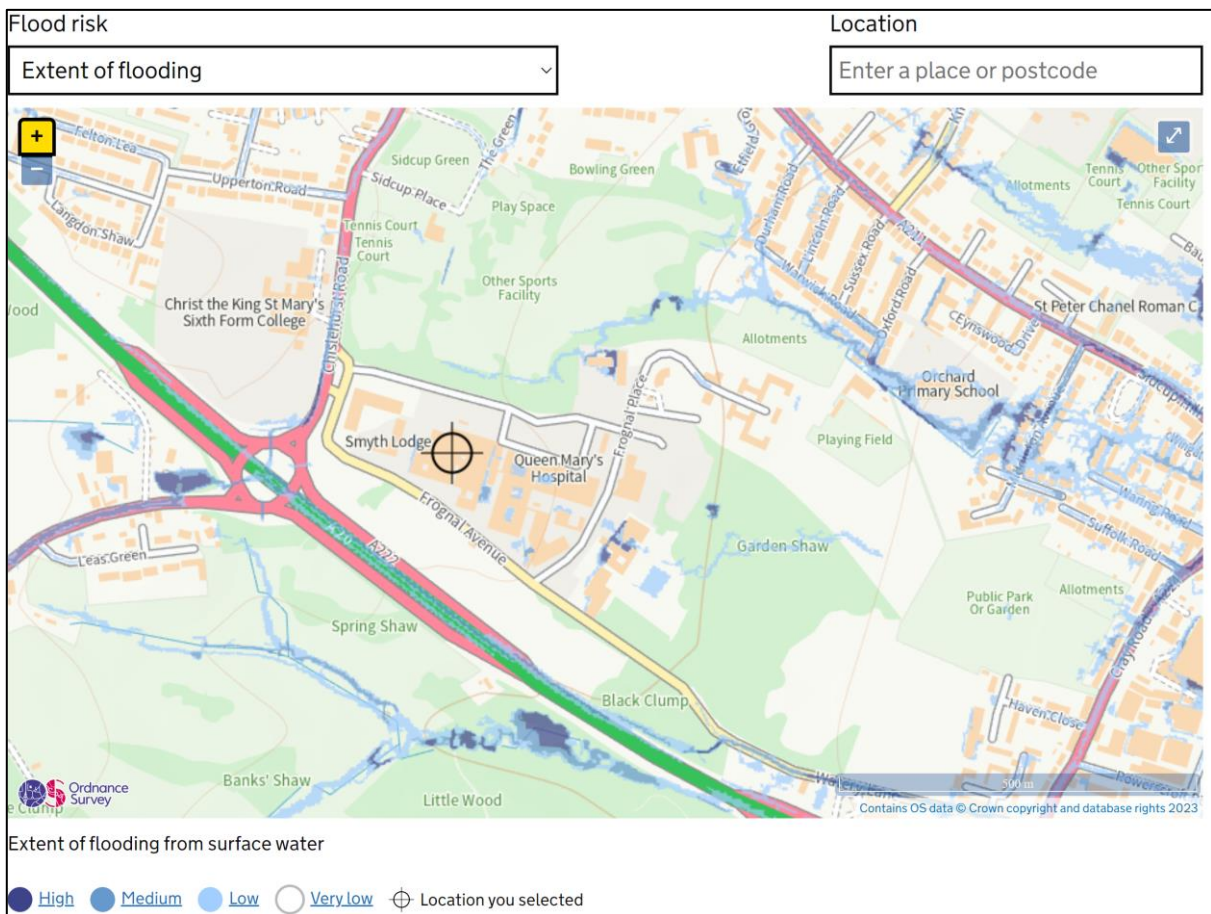


Figure 4: Environment Agency Surface Water Flood Risk Map

3.4 Flood Risk from Reservoirs

3.4.1 The EA provides information on flood risk from reservoirs. The map showing the maximum extent of flooding from reservoirs was updated in 2021 and now shows the combined effects of flooding from reservoirs and rivers. Figure 5 shows that the site is not at risk of reservoir flooding when river levels are normal.

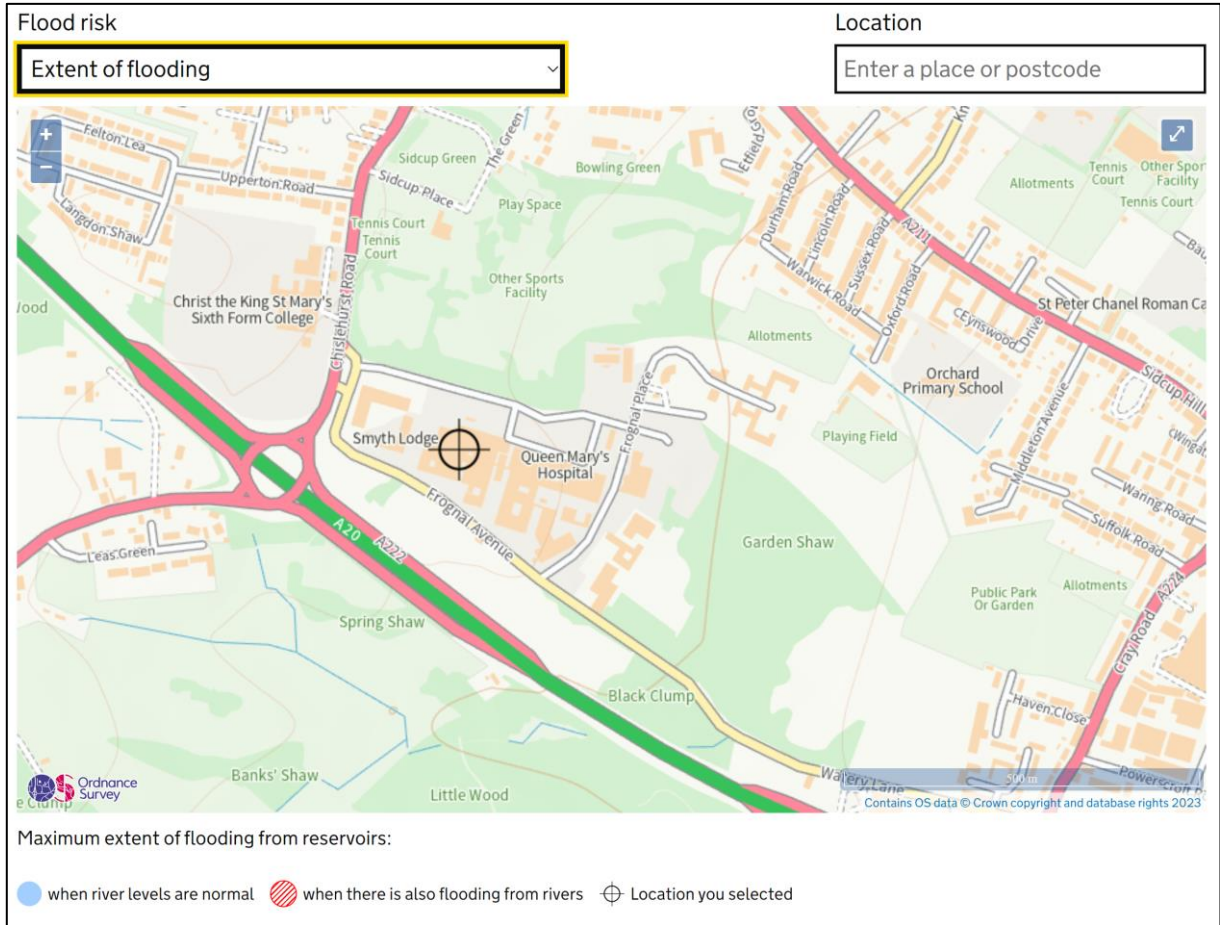


Figure 5: Environment Agency Risk of Reservoir Flooding Map

4. Summary and Conclusions

- 4.1.1 Perega was instructed by the Oxleas NHS Foundation Trust to produce a Flood Risk Assessment under National Planning Policy Framework (NPPF) for the proposed CDC.
- 4.1.2 The Environment Agency mapping indicates that the site is within Flood Zone 1 and has a very low risk of fluvial flooding.
- 4.1.3 All sources of flooding for the site have been investigated and shown to be of minimal or no risk.
- 4.1.4 The proposed development is appropriate and sustainable in the terms set out in NPPF.

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