SITE ASSESSMENT - Ashdown Road Car Park and 48-60 Eden Street

Address: Ashdown Road Car Park and 48-60 Eden Street, Kingston upon

Area: 0.59 **Ha**

Site Reference: KNK13

Current Use	Proposed Use
Commercial, business and service use and car park	Residential-led mixed-use development, including commercial, business and service uses

Current Vulnerability Classification	Proposed Vulnerability Classification
Less Vulnerable	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			**Groundwater**		
FZ2	34.03	% of Site	<25	100	% of Site
FZ3a	8.56	% of Site	25-50	0	% of Site
FZ3b	0.19	% of Site	50-75	0	% of Site
Surface Water			>75	0	% of Site
1 in 30*	0	% of Site	**Artificial**		
1 in 100*+	0	% of Site	Reservoir	YES	At risk?
1 in 1000*	0	% of Site			
Sewer Flooding					
No. Incidents					74-89

* return periods for potential flood events + FZ3a (surface water)

Flood Defences
Site is not in an area benefitting from flood defences.

Flood Warning Area
The EA Flood Warning Service is available at this site.

FLUVIAL / TIDAL

Risk Assessment (Defended, Hogsmill)				
Parameter	**FZ3b**	**FZ3a**	***FZ3a+CC**	**Units**
Time of Onset	N/A	9.00	7.00	Hrs
Min. Depth	N/A	0.02	0.003	m
Max. Depth	N/A	0.47	0.64	m
Max. Velocity	N/A	0.03	0.26	m/s
Max Flood Level	N/A	7.85	8.84	m AOD
Max Ground Level	N/A	9.88	9.88	m AOD
Min Ground Level	N/A	7.42	7.42	m AOD
Max Flood Hazard	N/A	1.23	1.33	N/A
Duration of Flood	N/A	19	>20	Hrs

* The +35% Climate Change Allowance event is reviewed

Risk Assessment (Undefended, Hogsmill)			
Parameter	**FZ3a**	***FZ3a+CC**	**Units**
Time of Onset	N/D	N/D	Hrs
Min. Depth	N/D	N/D	m
Max. Depth	N/D	N/D	m
Max. Velocity	N/D	N/D	m/s
Max. Hazard	N/D	N/D	N/A
Duration of Flood	N/D	N/D	Hrs

Description of Flood Mechanism

- The site is at risk from fluvial flooding from the River Hogsmill, which flows around the south- west of the site. The River Thames fluvial risk is along the south and western edges of the site.
- The predicted flood risk extent for the climate change scenario for the River Thames covers the western area of the site.
- The predicted flood risk extent for the climate change scenario for the River Hogsmill covers a small area of the western and southern edges of the site.
- Climate change is predicted to increase the maximum flood depth, hazard, velocity and flood level in the defended scenario only for the River Hogsmill.
- The site will be partially flooded from the onset and will remain flooded for in excess of 20 hours.

Note: Risk Assessment Defended and Undefended data is for the worse case watercourse only, which is the River Hogsmill.

Figure 1 - Fluvial Flood Depth Map

Site Access / Egress

Site access and egress routes should be directed to the south-east of the site towards Ashdown Road where there is a lower risk of fluvial flooding or Orchard Road the only road in the vicinity in Flood Zone 1.

Figure 2 - Fluvial Flood Hazard Map

Mitigation / FRA Requirements

- Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b. This is only a small extent along the western site boundary.
- Self-contained basement dwellings and bedrooms are not permitted in FZ3a (the western area of the site). See SFRA Level 2 Report mitigation requirement numbers 4.8 and 4.9 for additional basement stipulations.
- A FRA must be submitted as part of a planning application.
- Include appropriate flood resistance or resilience measures to address predicted flood depths.
- See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations.
- Develop a Flood Emergency and Evacuation Plan for the site.
- Site users should be signed up to the EA's Flood Warning Service.

SURFACE WATER

Risk Assessment				
Parameter	**1 in 30**	**1 in 100**	**1 in 1000**	**Units**
Min. Depth	N/A	N/A	N/A	m
Max. Depth	N/A	N/A	N/A	m
Max. Velocity	N/A	N/A	N/A	m/s
Max. Hazard	N/A	N/A	N/A	N/A

*The 1 in 1000 annual probability extent represents the potential climate change adjusted impact of current risk

Description of Flood Mechanism

N/A - surface water flood risk at the site is negligible

Figure 3 - RoFSW Flood Depth Map

Site Access / Egress

N/A - surface water flood risk at the site is negligible

Figure 4 - RoFSW Flood Hazard Map

Mitigation - Flood Risk Requirements

N/A - surface water flood risk at the site is negligible

Mitigation - Surface Water Drainage

N/A - surface water flood risk at the site is negligible

SITE ASSESSMENT - Ashdown Road Car Park and 48-60 Eden Street

SEWER

Risk Assessment

• The site falls within a postcode area where there are 74-89 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. There is also a foul sewer network crossing the site.

Figure 5 - Thames Water Sewer Flood Map

Mitigation Requirements

• Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections.
• Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development.

GROUNDWATER

Risk Assessment

• The site is classified as having <25% susceptibility to groundwater flooding.
• The site is underlain by London Clay bedrock geology and superficial deposits of Langley Silt.

Figure 6 - Areas Susceptible to Groundwater Flooding Map

Mitigation Requirements

• 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.
• Must be prepared by a chartered professional or specialist.

ARTIFICIAL

Risk Assessment

• This site is risk of flooding from reservoirs based on the EA reservoir Wet Day Extent.

Figure 7 - Outline Reservoir Flood Map

Mitigation Requirements

• Propose appropriate and proportionate risk management measures.
• A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident.
• Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan.

PLANNING CONSIDERATIONS

Safety of Development

A. Can the development be future proofed for climate change considerations?
• Yes. See SFRA - Level 2 Report Section 4 mitigation requirement number 4.2 for the required flood resistant / resilient building stipulations.

B. Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?
• Yes. 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 Section 4 mitigation requirement number 4.5 for compensatory flood storage 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 the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed.
• The site is currently a brownfield site with hardstanding areas with some minor soft landscaping. This offers an opportunity to improve flood attenuation through the new development.

D. How can the development reduce risk overall?
• Development should be directed away from the south-western side of the site where there is a risk of fluvial flooding.
• Site access and egress routes should be directed towards the south-east of the site towards Ashdown Road which is at lowest risk of flooding or Orchard Road the only road in the vicinity in Flood Zone 1.
• By complying with Policy DM5 from Kingston Local Plan through including SuDS to ensure that the development is not vulnerable to surface water, sewer and groundwater flooding and to reduce the overall level of flood risk in the borough and beyond.
• By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2, 4.3 and 4.5.

E. Will development require a flood risk permit/watercourse consent?
• No. The site is not located within 8m of a Main River or within 5m of an Ordinary Watercourse.

F. Can the site pass the Exception Test?
• Yes. The Exception Test is required for this site as 8.56% of the site area in Flood Zone 3a (fluvial) and the proposed vulnerability classification is 'More Vulnerable'.
• This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere (see questions A, B, and C). The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented (see 'Mitigation - Flood Risk Requirements' and 'Mitigation - Surface Water Drainage' boxes).

Figure 1 - Fluvial Flood Depth Map

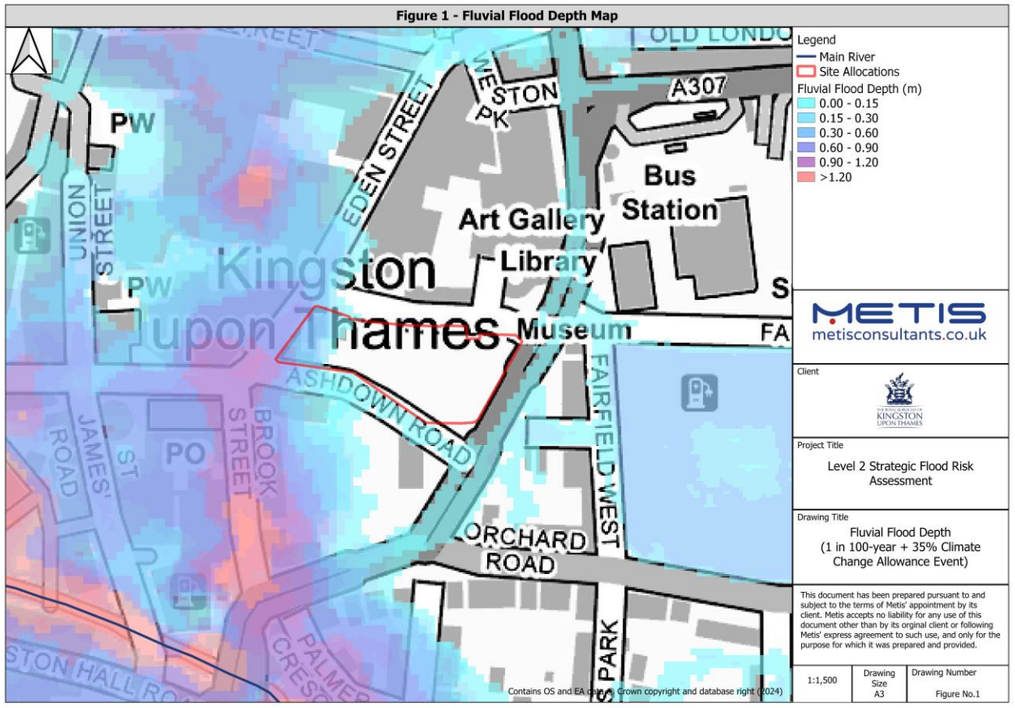

Figure 2 - Fluvial Flood Hazard Map

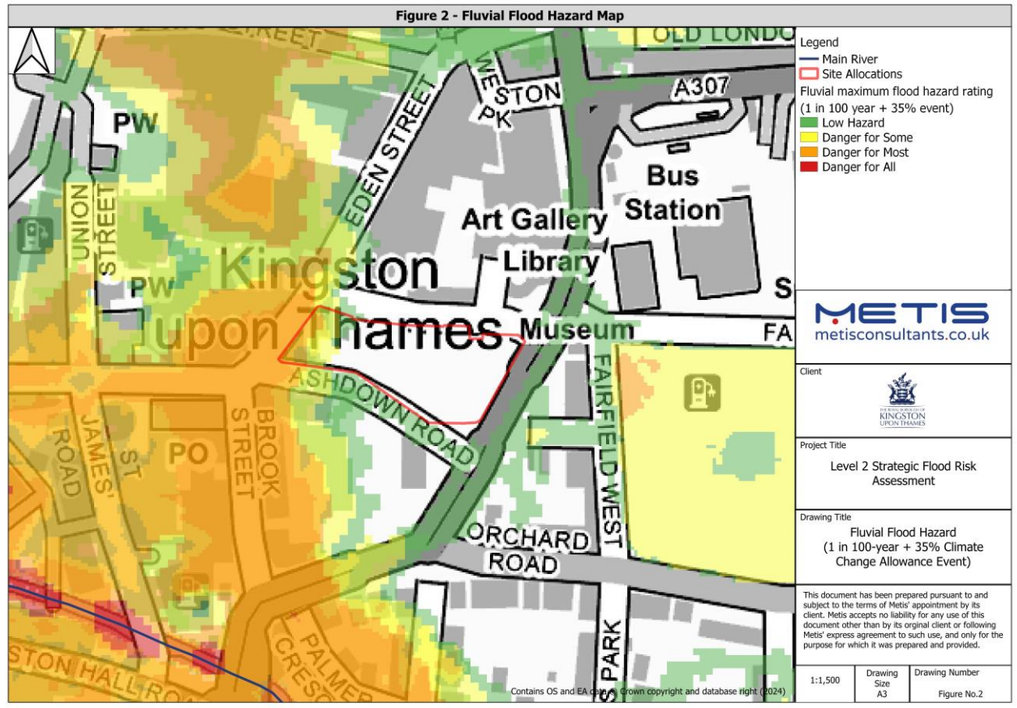

Figure 3 - RoFSW Flood Depth Map

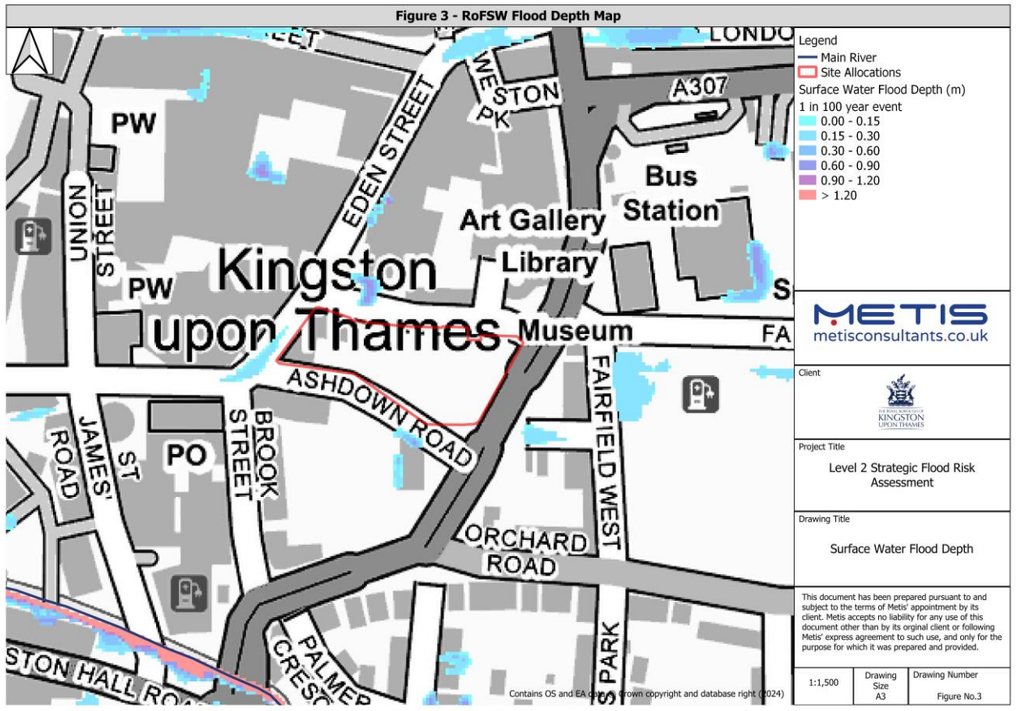

Figure 4 - RoFSW Flood Hazard Map

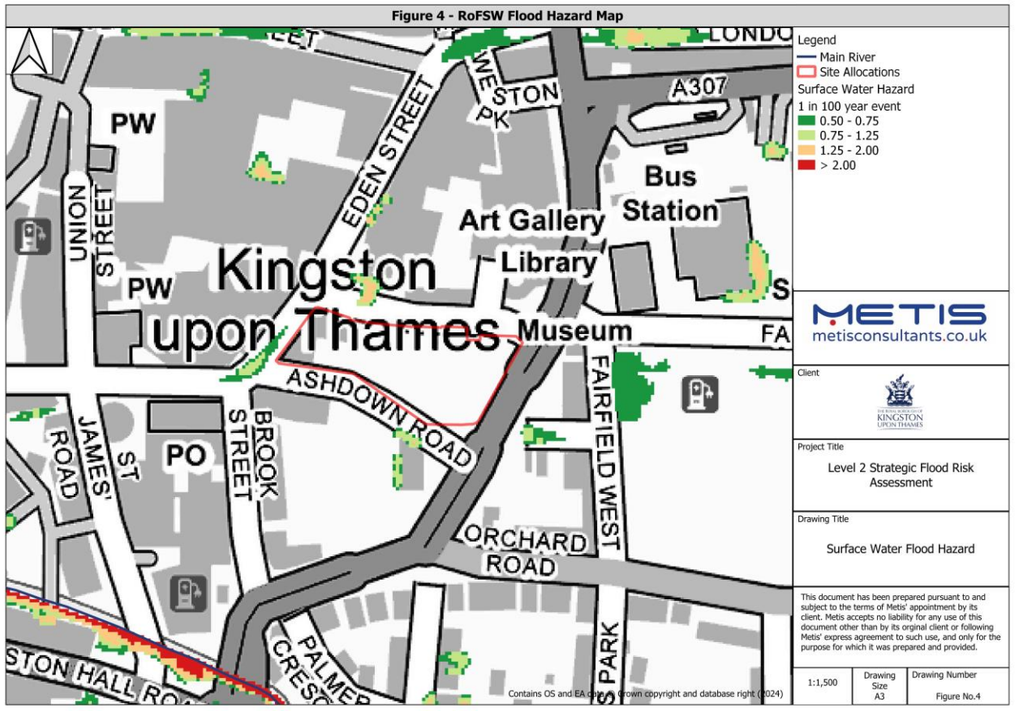

Figure 5 - Thames Water Sewer Flood Map

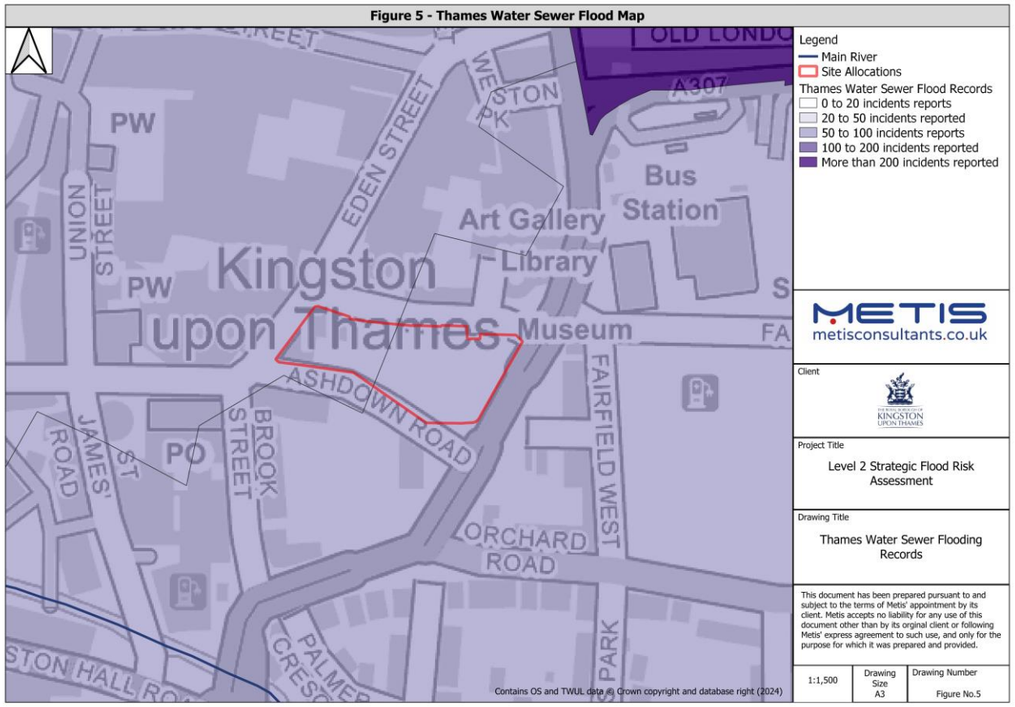

Figure 6 - Areas Susceptible to Groundwater Flooding Map

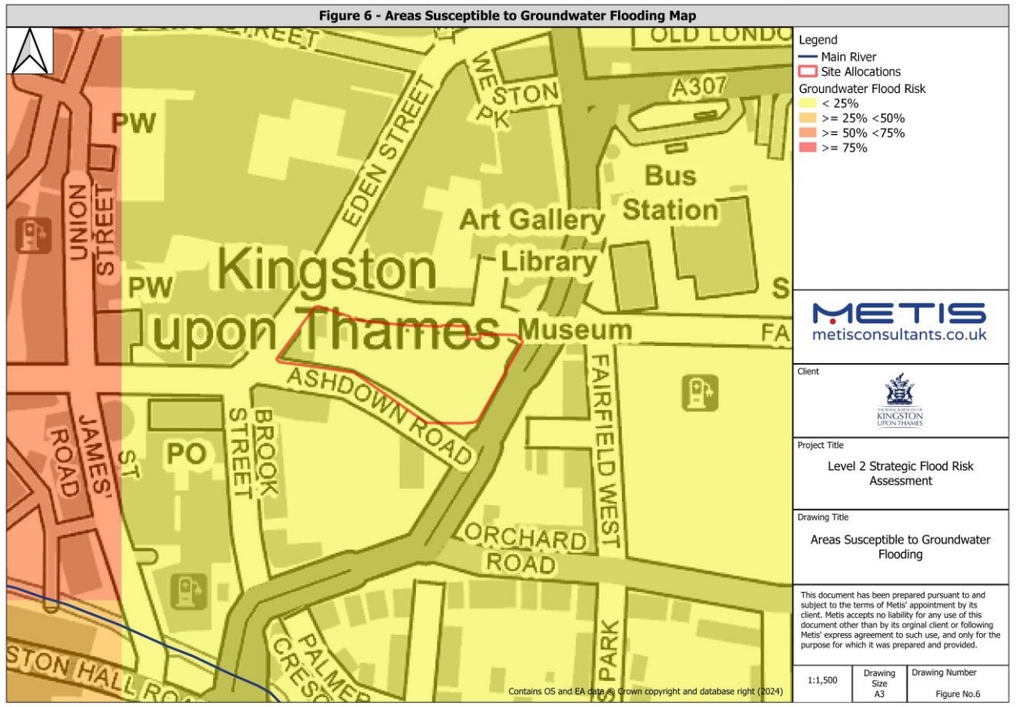

Figure 7 - Reservoir Flood Map - Wet Day