

SITE ASSESSMENT - John Lewis, Wood Street

Address: John Lewis, Wood Street, Kingston upon Thames	Area: 1.32 Ha
	Site Reference: KNK08

Current Use	Proposed Use
Commercial, business and service uses	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	45.1	% of Site	<25	0	% of Site
FZ3a	13.09	% of Site	25-50	0	% of Site
FZ3b	6.04	% of Site	50-75	100	% of Site
Surface Water			>75	0	% of Site
1 in 30*	0.00	% of Site	Artificial		
1 in 100*	0.00	% of Site	Reservoir	YES	At risk?
1 in 1000*	1.06	% of Site			
Sewer Flooding					
No. Incidents within the predominant postcode					74

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.

* return periods for potential flood events

FLUVIAL / TIDAL

Risk Assessment (Defended, Thames)				
Parameter	FZ3b	FZ3a	*FZ3a+CC	Units
Time of Onset	250	177	175	Hrs
Min. Depth	0.01	0.03	0	m
Max. Depth	1.3	1.79	2.81	m
Max. Velocity	1.83	0.35	0.69	m/s
Max Flood Level	6.55	7.16	8.23	m AOD
Max Ground Level	10.81	10.81	10.81	m AOD
Min Ground Level	4.37	4.37	4.37	m AOD
Max Flood Hazard	1.81	2.35	3.5	N/A
Duration of Flood	>89	>162	>164	Hrs

* The +35% Climate Change Allowance event is reviewed

Risk Assessment (Un defended, Thames)			
Parameter	FZ3a	*FZ3a+CC	Units
Time of Onset	189	N/D	Hrs
Min. Depth	0.03	N/D	m
Max. Depth	1.8	N/D	m
Max. Velocity	0.35	N/D	m/s
Max. Hazard	2.36	N/D	N/A
Duration of Flood	>150	N/D	Hrs

Description of Flood Mechanism
<ul style="list-style-type: none"> The site is at high risk from fluvial flooding from the River Thames on its western areas, especially the northwest. The flood risk extent for the climate change scenario for the River Thames covers the northern western part of the site area. Climate change is predicted to increase the maximum flood depth, hazard and flood level in the defended scenario only. The site will be partially flooded from the onset and will remain flooded for in excess of 164 hours. <p>Note: Risk Assessment Defended and Un defended data is for the worse case watercourse only, which is the River Thames.</p>

Figure 1 - Fluvial Flood Depth Map

Site Access / Egress
Site access and egress routes should be directed to the southeast towards Union Street where there is a lower risk of fluvial flooding.

Figure 2 - Fluvial Flood Hazard Map

Mitigation / FRA Requirements
<ul style="list-style-type: none"> Only water compatible or essential uses (subject to the Exception Test) are permitted in FZ3b. Self-contained basement dwellings and bedrooms are not permitted in FZ3a (west of the site). See SFRA Level 2 Report mitigation requirement number 4.10 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	0.00 - 0.15	m
Max. Depth	N/A	N/A	> 1.20	m
Max. Velocity	N/A	N/A	1.00 - 2.00	m/s
Max. Hazard	N/A	N/A	1.25 - 2.00	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.

Site Access / Egress
N/A - surface water flood risk at the site is negligible.

Figure 3 - RoFSW Flood Depth Map

Mitigation - Flood Risk Requirements
N/A - surface water flood risk at the site is negligible.

Figure 4 - RoFSW Flood Hazard Map

Mitigation - Surface Water Drainage
N/A - surface water flood risk at the site is negligible.

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SEWER	GROUNDWATER	ARTIFICIAL
Risk Assessment	Risk Assessment	Risk Assessment
<ul style="list-style-type: none"> The site falls within a postcode area where there are 74 reported flood incident from sewer flooding. The site is assumed to be served by separate surface water and foul sewer networks, given their proximity to the site. 	<ul style="list-style-type: none"> The site is classified as having 50-75% susceptibility to groundwater flooding. The site is mostly underlain by London Clay Formation bedrock geology and Langley Silt Member superficial deposits. 	<ul style="list-style-type: none"> This site is at risk of flooding from reservoirs based on the EA reservoir Wet Day Extent.
Figure 5 - Thames Water Sewer Flood Map	Figure 6 - Areas Susceptible to Groundwater Flooding Map	Figure 7 - Outline Reservoir Flood Map
Mitigation Requirements	Mitigation Requirements	Mitigation Requirements
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 'less vulnerable' to 'more vulnerable'.
 - The site is covered by impermeable areas. This offers an opportunity to improve flood attenuation through the new development.
 - 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 western areas of the site where there is a higher risk of flooding.
 - Safe access and egress routes should be directed to the southeast of the site towards Union Street where there is a lower risk of flooding.
 - By complying with Policy DM4 of the Kingston Core Strategy (2012) 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?**
- Yes. The site is located within 8m of a Main River, therefore a flood risk permit will be needed.
 - No, it is not located within 5m of an Ordinary Watercourse, therefore a watercourse consent will not be needed.
- F. Can the site pass the Exception Test?**
- Yes. The Exception Test is required for this site as 13.09% 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).



