

8 SUMMARY AND CONCLUSIONS

- 8.1 The aim of the FRA is to outline the potential for the site to be impacted by flooding, the potential impacts of the development on flooding both onsite and in the vicinity, and the proposed measures which can be incorporated into the development to mitigate the identified risks. The report has been produced in accordance with the guidance detailed in the NPPF. Reference has also been made to the CIRIA SuDS manual (C753), the SFRA and the SWMP and following consultation with the EA's Partnership and Strategic Overview Team.
- 8.2 The potential flood risks to the site, and the review of measures to mitigate the identified risks, are summarised in Table 8.1.

Table 8-1. Proposed mitigation

Source of Flooding	Identified Risk			Mitigation Proposed	Residual Risk		
	L	M	H		L	M	H
Fluvial	✓			No mitigation measures proposed.	✓		
Tidal			✓	The first floor level is above the maximum breach level of 6.51 m AOD.	✓		
Sewers	✓			No mitigation measures proposed.	✓		
Surface Water	✓			No mitigation measures proposed.	✓		
Groundwater	✓			No mitigation measures proposed.	✓		
Other Sources (e.g. reservoirs, water mains)	✓			The proposed change of use is located at first floor level and therefore potential for inundation is reduced.	✓		

- 8.3 The site is located within Flood Zone 3, associated with the tidal River Thames. However, the site benefits from flood defences to a 1 in 1000 year standard of protection. The defences in the vicinity of the site are currently rated to be in good condition, therefore a breach is unlikely to occur and the actual risk of tidal flooding is considered to be low. The risk of flooding to the site is residual only, associated with a breach of the defences.
- 8.4 A Topographic survey indicates the site is located at 5.3m AOD in the west to 4.66m AOD in the northeast of the site and 4.86 m in the southeast of the site. Should a breach of the defences occur, the site could be inundated with flooding to a level of 6.51 mAOD for a 1 in 200 year plus climate change (2100) event. The proposed change of use is located on the first-floor level at 9.308 mAOD and therefore the floor levels of the development will be located above the breach flood level.
- 8.5 No other significant risk of flooding were identified.
- 8.6 It has been demonstrated that the development meets the Sequential and Exception Tests imposed under the NPPF.
- 8.7 Overall, it has been demonstrated that the development would be safe, without increasing flood risk elsewhere.