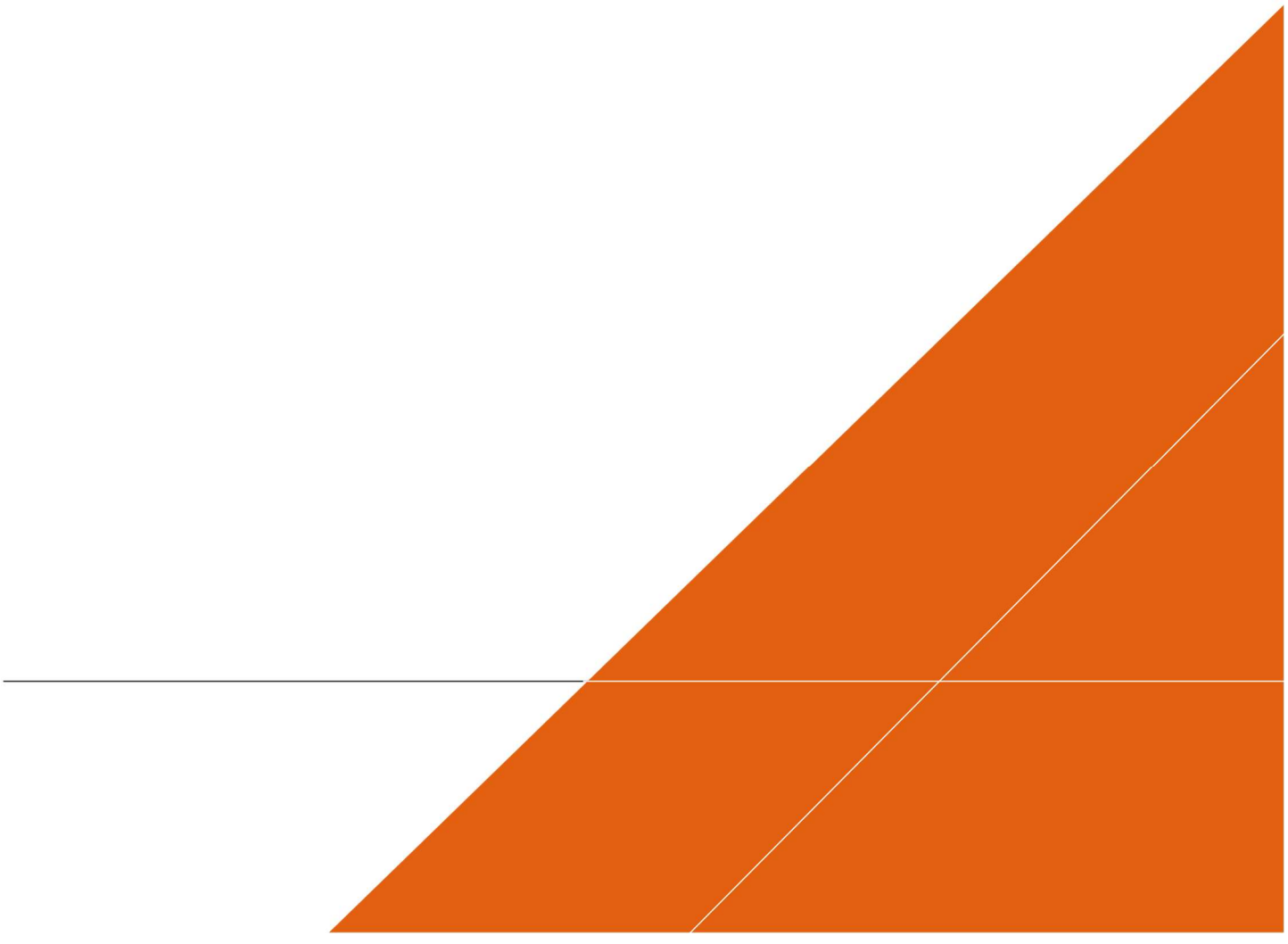
ARCADIS Design & Consultancy for natural and built assets

BE FIRST REGENERATION LTD
INNOVATIVE SITES PROGRAMME
WEST ROAD, RM6 6YA

Flood Risk Review

10046791-AUK-XX-XX-RP-CW-0057-01-West Road Flood Risk Review

MARCH 2021



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Executive Summary

The site, adjacent to West Road, is currently occupied by garages and hard standing and may be considered for potential future redevelopment.

Flood risk to the site from a range of potential sources has been considered in this Flood Risk Review. The site has a ‘very low’ risk of flooding from rivers and the sea, equivalent to an annual chance less than 1 in 1,000 (0.1%). No other local sources of flooding are considered to pose an onerous risk to the site in the context of its potential redevelopment.

According to the National Planning Policy Framework (NPPF), a Flood Risk Assessment (FRA) is not necessary to support any future development of the site as it is located in Flood Zone 1 on the Flood Map for Planning (Rivers and Sea), is less than 1 hectare (ha) in area and this Flood Risk Review demonstrates that the site is not at risk of flooding from other local sources.

A Drainage Strategy should nevertheless be prepared to support future redevelopment of the site to ensure that proposals meet national and local requirements and off-site flood risk is not increased as a result of redevelopment proposals.

1. Introduction

1.1 Background

Arcadis (UK) Limited ('Arcadis') has been commissioned by Be First Regeneration Ltd on behalf of London Borough of Barking and Dagenham (LBBD) ('the Client') to undertake a desktop Flood Risk Review for land adjacent to West Road, Romford, London, RM6 6YA ('the site').

This Flood Risk Review is required to document the risk of flooding and consider potential constraints on future redevelopment, which it is understood may include residential uses.

1.2 Aim and Objectives

The aim of this Flood Risk Review is to assess and document the potential risk of flooding to the site from all sources (including rivers, the sea, surface water, groundwater and artificial sources) in the context of the site's potential for future development.

Specific objectives of the Flood Risk Review are to:

- Review available sources of published flood risk data, supplemented by targeted data collection/consultation with the Environment Agency (EA) and the applicable Lead Local Flood Authority (LLFA) where necessary.
- Consider all relevant forms of flood risk (e.g. rivers, the sea, surface water, groundwater and artificial sources), with a risk rating assigned (e.g. HIGH, MEDIUM, LOW) to each form of flooding.
- Confirm the site's Flood Zone designation and consider NPPF[1] acceptability in accommodating residential development, with reference to the Sequential and Exception Tests.

No site inspection, topographic survey or flood estimation/modelling has been undertaken by Arcadis to inform this desktop review.

1.3 Data Sources

The following data sources have informed the preparation of this Flood Risk Review:

- EA lidar topographic data (2m lidar tile TQ48NW) (Ref. 1)
- EA Long Term Flood Risk Maps (Ref. 2), including the 'Risk of Flooding from Rivers and Sea Map', 'Risk of Flooding from Surface Water Map' and 'Risk of Flooding from Reservoirs Map'
- EA 'Flood Map for Planning' (Ref. 3)
- EA 'Recorded Flood Outlines' dataset (Ref. 4)
- LBBD Strategic Flood Risk Assessment (SFRA) (Ref. 5)
- LBBD Preliminary Flood Risk Assessment (PFRA) (Ref. 6) and Addendum (Ref. 7)
- LBBD Local Flood Risk Management Strategy (LFRMS) (Ref. 8)
- British Geological Survey (BGS) Geology of Britain Viewer (Ref. 9)
- Department for Environment, Food and Rural Affairs (DEFRA) Magic Mapping (for EA Aquifer Designations) (Ref. 10)
- The London Plan 2021 (Ref. 11)

1.4 Terminology

Flood risk is a product of both the likelihood and consequences of flooding. Throughout this report, flood events are defined according to their likelihood of occurrence. Floods are described according to an 'annual chance', meaning the chance of a particular flood occurring in any one year. This is directly linked to the probability of a flood. For example, a flood with an annual chance of 1 in 100 (a 1 in 100 chance of occurring in any one year on average), has an annual probability of 1%.

[1] A summary of NPPF requirements with respect to flood risk is included in Appendix A.

1.5 Limitations

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2. Site Overview

2.1 Site Description

The site is located at approximate National Grid Reference (NGR) TQ479884 in a suburban area within LBBD. It occupies an area of approximately 0.06 hectares (ha) and is broadly square on plan, with a narrow strip of land to the east connecting the site to the road, as illustrated in Figure 1.

The site is currently an area of hardstanding, with two rows of garages situated along its eastern and western edges.



Figure 1 - Site Location (site boundary outlined in red)

Contains Ordnance Survey data © Crown copyright and database right 2021

2.2 Site Topography

As illustrated in Figure 2, lidar data indicates that the site is generally flat, with ground levels typically between 23.5m and 23.9m Above Ordnance Datum (AOD) and a slight slope downward to the east towards West Road. Beyond the site to the north, the prevailing topography slopes downwards to the north-west.

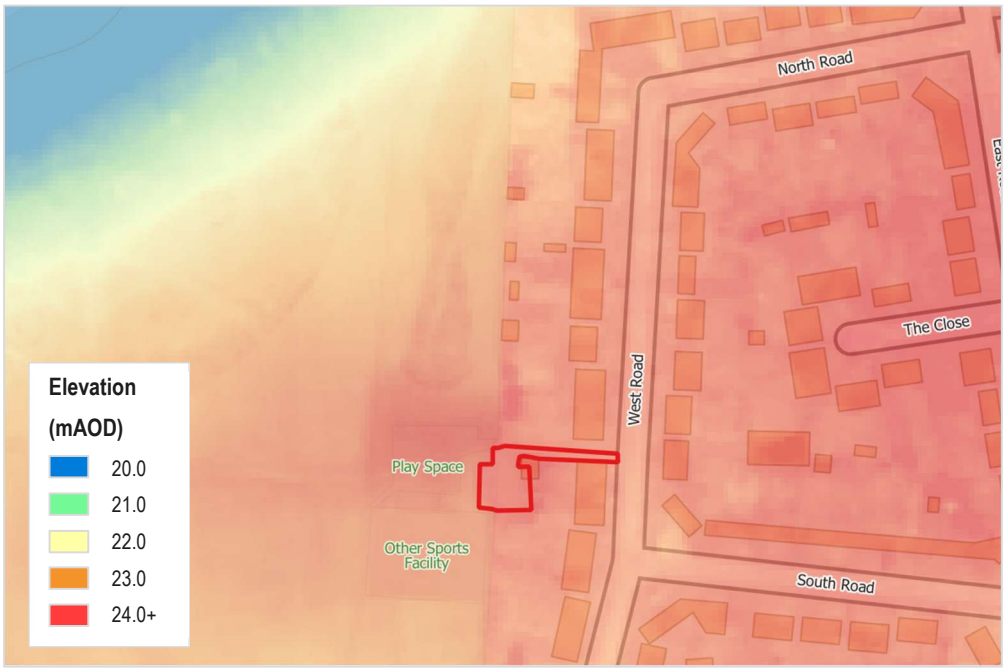


Figure 2 – Site Topography (filtered lidar data; site boundary outlined in red)
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3. Sources of Flood Risk

3.1 Flooding from Rivers and the Sea

Historical Flooding

The PFRA and SFRA indicates that there are no historical flood outlines or recorded incidences of fluvial flooding at the site or immediate surrounds. This is corroborated by the EA 'Recorded Flood Outlines' dataset.

Flood Mapping

The Risk of Flooding from Rivers and Sea Map is informed by the EA National Flood Risk Assessment (NaFRA), which takes account of flood defence survey information and modelled river levels, factoring in a risk of overtopping of failure of raised defences where they exist, to provide a probabilistic assessment of flooding on a relatively coarse 50m grid. The Flood Map for Planning (Rivers and Sea), which is intended to inform the planning process, does not account for the impact of flood defences, but is created using detailed flood modelling (where available). The map also shows areas benefitting from defences.

The Risk of Flooding from Rivers and Sea Map shows that the site is outside the extent of flooding associated with rivers and the sea and has a 'very low' risk of flooding, equivalent to an annual chance demonstrably less than 1 in 1,000 (0.1%). Accordingly, the Flood Map for Planning (Rivers and Sea) shows that the site is located in Flood Zone 1, equivalent to an annual chance of flooding less than 1 in 1,000 (0.1%).

Overall, the site is considered to be at 'very low' risk of flooding from rivers and the sea and this form of flooding is not considered to pose an onerous risk to the site in the context of its potential future redevelopment.

3.2 Flooding from Surface Water

The Risk of Flooding from Surface Water Map is informed by 'direct rainfall' modelling undertaken at a high (2m) resolution. It illustrates those areas at elevated risk of surface water flooding in low spots down-gradient of sloping ground or in the topographic valleys associated with current or former watercourses. An extract of the map is shown in Figure 3.

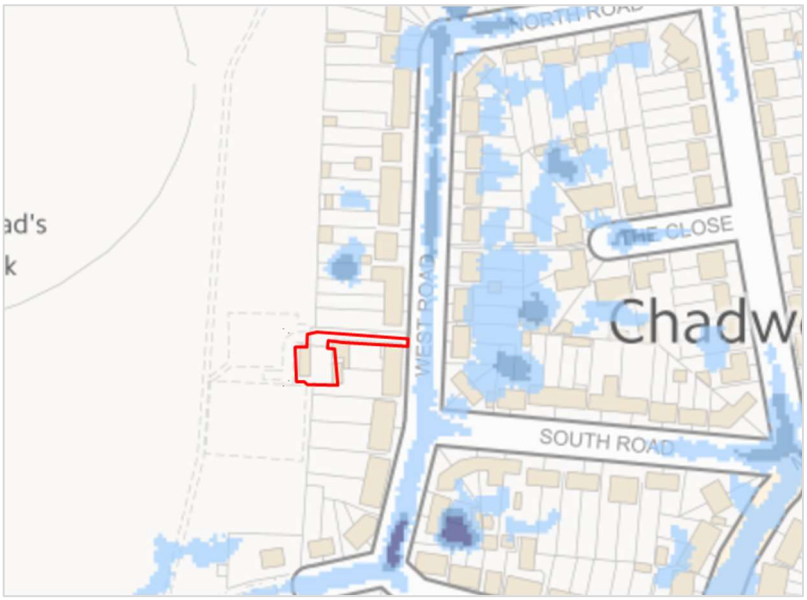


Figure 3 – Risk of Flooding from Surface Water Map
Contains Environment Agency information © Environment Agency and/or database right

The map indicates that the site is at 'very low' risk of surface water flooding, equivalent to an annual chance less than 1 in 1,000 (0.1%).

In an extreme 'low' likelihood surface water flood event with an annual chance of 1 in 1000 (0.1%), minor flooding is shown along the centre of West Road, but this is not indicative of a wider surface water drainage issue and does not extend to the site or surrounding properties.

According to the records of historical surface water flooding in the PFRA, there have been no recorded incidents of surface water flooding at the site.

Overall, the site is considered to be at 'very low' risk of surface water flooding and this form of flooding is not considered to pose an onerous risk to the site in the context of its potential future redevelopment.

3.3 Flooding from Groundwater

Groundwater flood risk is not as well-defined as other sources of flooding and an assessment of risk often requires consideration of geological conditions. Groundwater flooding can occur from two general mechanisms (i) 'clearwater flooding', where the water table in unconfined aquifers rises above the ground surface, associated with permeable bedrock such as chalk and common in areas where 'winterbourne' streams are present, which may run dry for much of the year; and (ii) 'river-groundwater interaction', where river levels interact with permeable superficial deposits along river valleys, potentially flooding areas away from the river without necessarily overtopping the river banks.

According to BGS mapping, the site is underlain by bedrock comprising London Clay and classified by the EA as an 'unproductive' aquifer. The superficial deposits beneath the site are classified as Boyn Hill Gravel Member - Sand and Gravel. The unproductive nature of the London Clay means that the likelihood of clearwater flooding is remote. While the superficial sand and gravel deposits are likely to be permeable in nature, the absence of a watercourse in the vicinity means the risk of river-groundwater interactions is considered to be relatively low.

The SFRA states that the Borough of Barking and Dagenham does have some risk of groundwater flooding, due to the prevalence of impermeable ground and the combination of London Clay bedrock overlain by superficial gravel deposits. However, the report concludes that groundwater flooding which occurs in the borough is usually minor in nature.

Overall, the site is considered to be at 'low' risk of groundwater flooding and this form of flooding is not considered to pose an onerous risk to the site in the context of its potential future redevelopment.

3.4 Flooding from Artificial Sources

Sewers

Flooding from sewers can result from lack of sewer capacity, blockages within the sewer network or failure of infrastructure such as pumps. Any area that benefits from sewerage infrastructure has a potential risk of flooding, but the likelihood and consequences are most likely increased by topographic constraints such as low spots or flow paths that could influence the behaviour of floodwater originating from sewers.

In the absence of site-specific information on sewer flooding, the Risk of Flooding from Surface Water Map can aid understanding by indicating low spots that may be vulnerable were local sewers to cause flooding. As the site is not shown to be affected by surface water flow paths or low spots, which would direct sewer water towards the site, it is concluded that sewer flooding in the vicinity does not pose an onerous risk to the site over and above that it poses to any similar developed area that benefits from sewerage infrastructure.

Reservoirs

The Risk of Flooding from Reservoirs Map illustrates the potential flood extent, were large raised reservoirs to fail and release the water that they hold. The map shows that the site is not within this flood extent.

Canals

The PFRA states there are no canals within the borough.

Overall, it is considered that the risk of flooding from artificial sources is 'very low' and this form of flooding is not considered to pose an onerous risk to the site in the context of its potential future redevelopment.

3.5 Future Redevelopment

A Flood Risk Assessment (FRA) is not necessary to support the development of the site as it is located in Flood Zone 1, less than 1ha in area and this Flood Risk Review has demonstrated that the site is at very low or low risk of flooding from other sources. Specific planning application validation requirements should however be confirmed with LBBD at the time a future planning application is prepared.

A Drainage Strategy would be required to consider available connections and the capacity of the local sewer network, informed by consultation with Thames Water where necessary. A Drainage Strategy should be designed to meet the London Plan (Ref. 11, Policy SI 13) requirement that developers should aim to achieve greenfield runoff rates, with a preference for green over grey features which follow the drainage hierarchy. The Drainage Strategy should be developed in consultation with LBBD and should detail methods to manage site drainage post-development, accounting for climate change.

Overall, flood risk is considered unlikely to substantively constrain redevelopment potential at the site.

4. Summary

This desktop Flood Risk Review has investigated the risk of flooding to the site based on a review of relevant data and information in the public domain. The following has been concluded:

- The site is located outside the floodplain of any nearby watercourse and is at 'very low' risk of flooding from rivers and the sea, equivalent to an annual chance of less than 1 in 1,000 (0.1%).
- No other sources of flooding are considered to pose an onerous risk of flooding to the site in the context of its potential redevelopment and the site is considered to be acceptable in principle for all types of redevelopment with respect to flood risk.
- The findings of this Flood Risk Review suggest that an FRA is not necessary to support the development of the site.
- It is recommended that a Drainage Strategy is designed in consultation with LBBD and Thames Water and that it includes appropriate allowance for climate change.

Table 1 presents a summary of the risk of flooding by source. It should be noted that differing levels of information have been available to assess the risk of flooding for each source, and the ratings for flooding from rivers, the sea and surface water, for example are necessarily more detailed where they are informed by published flood maps and models.

Table 1 – Summary of Flood Risk by Source

Source of Flooding	Qualitative Flood Risk Rating
Rivers	Very Low
The Sea	Very Low
Surface Water	Very Low
Groundwater	Low
Artificial Sources (Infrastructure Failure)	Very Low

5. References

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APPENDIX A – Planning Policy and Flood Risk

The National Planning Policy Framework

With regard to flood risk and surface water drainage, the National Planning Policy Framework (NPPF) (Ref. 12) and its accompanying flood risk and coastal change Planning Practice Guidance (PPG) (Ref. 13) set out the Government's planning policy for England and advises on '*how to take account of and address the risks associated with flooding and coastal change in the planning process*'. The principal aim of the NPPF is to achieve sustainable development by accounting for flooding at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from areas where risks are highest. Where development is necessary in areas at risk of flooding, the NPPF aims to ensure it is safe, without increasing flood risk to third parties. Early adoption of, and adherence to, the principles set out in the NPPF with respect to flood risk, can ensure that detailed designs and plans for development take due account of flood risk and the need for appropriate mitigation, if required.

The Sequential and Exception Tests

The PPG identifies four Flood Zone classifications, detailed in Table A1 below.

Table A1 – Flood Zones

Flood Zone	Annual Probability of Flooding
1 – Low Probability	Fluvial and Tidal <0.1% (AEP)
2 – Medium Probability	Fluvial 0.1-1.0% AEP Tidal 0.1-0.5% AEP
3a – High Probability	Fluvial > 1.0% AEP Tidal > 0.5% AEP
3b – The Functional Floodplain	Fluvial and Tidal >5.0% AEP *Starting point for consideration. Local planning authorities should identify Functional Floodplain, which should not be defined solely by rigid probability parameters.

Source: PPG, Flood Risk and Coastal Change

The NPPF specifies that the suitability of all new development in relation to flood risk should be assessed by applying the Sequential Test to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development proposed. The PPG provides guidance on the compatibility of each land use classification in relation to each of the Flood Zones, as summarised in Table A2.

Table A2 – Flood Risk Vulnerability Classification

Flood Zone	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
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		

Source: PPG, Flood Risk and Coastal Change

When the Exception Test is triggered, this requires the development proposals to demonstrate wider sustainability benefits to the community that outweigh flood risk, and that the development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce overall flood risk.

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