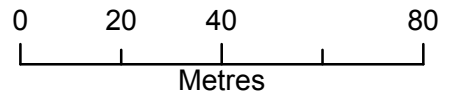


Modelled Flood Levels For: North Aberfeldy Village, London, E14 0PT - 03/12/2020 - HNL 195148 AS



Environment Agency
 Alchemy,
 Bessemer Road,
 Welwyn Garden City,
 Hertfordshire,
 AL7 1HE



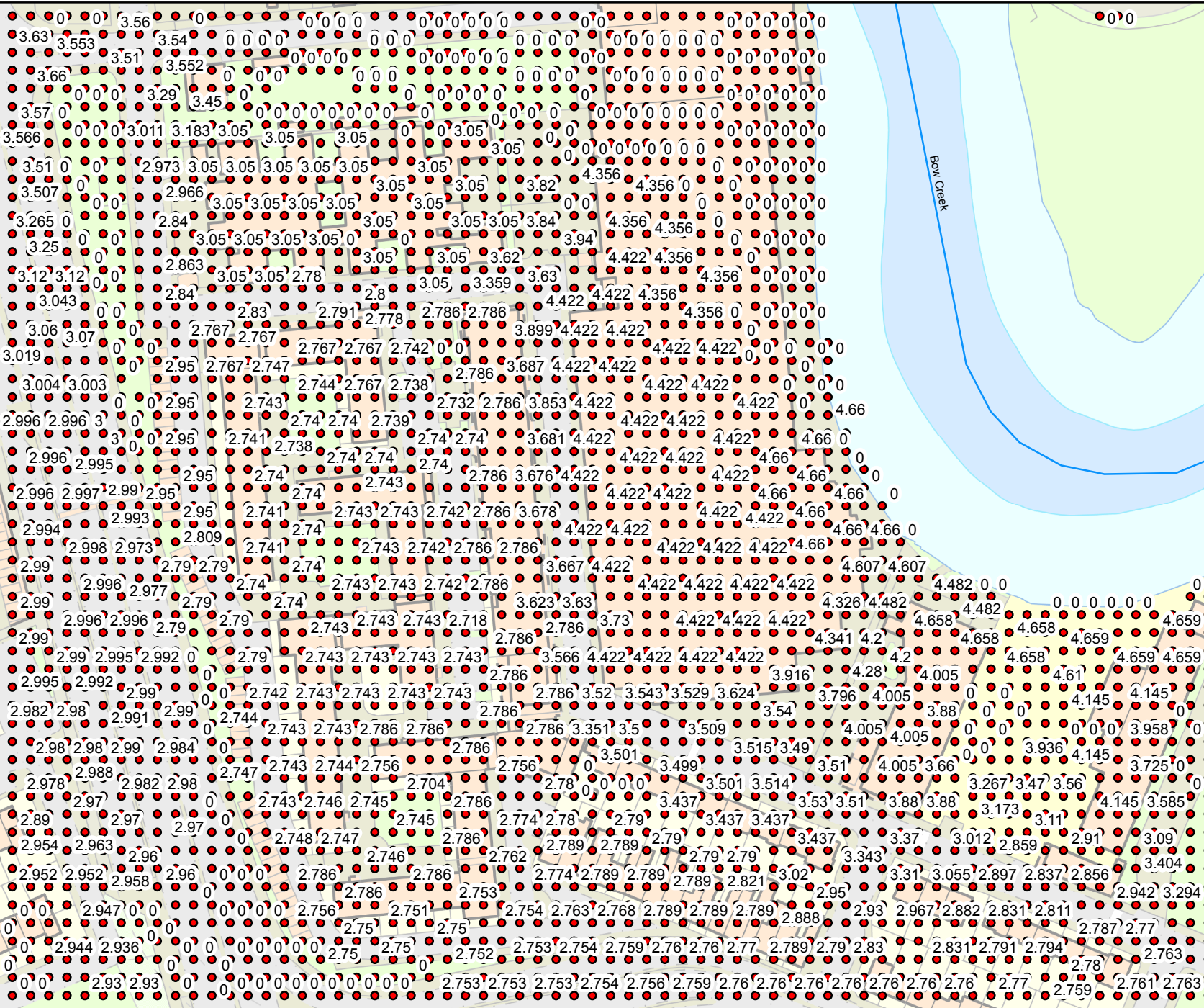
Legend

- Main Rivers
- Site location
- Tidal Breach Height (mAOD) 2005

Thames Tidal Upriver Breach Inundation Modelling 2017

A modelled representation of all upriver tidal breach locations along the Thames from Teddington to the Thames Barrier, based on low floodplain topography. For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are set at 50 m wide. In both cases, the defence breach scour distance was assumed to extend into the floodplain by the same distance as the breach width. The modelling is based on the 2008 TE2100 in-channel levels, with an allowance for climate change for epoch 2100.

Produced by:
 Partnerships & Strategic Overview,
 Hertfordshire & North London

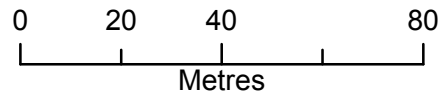


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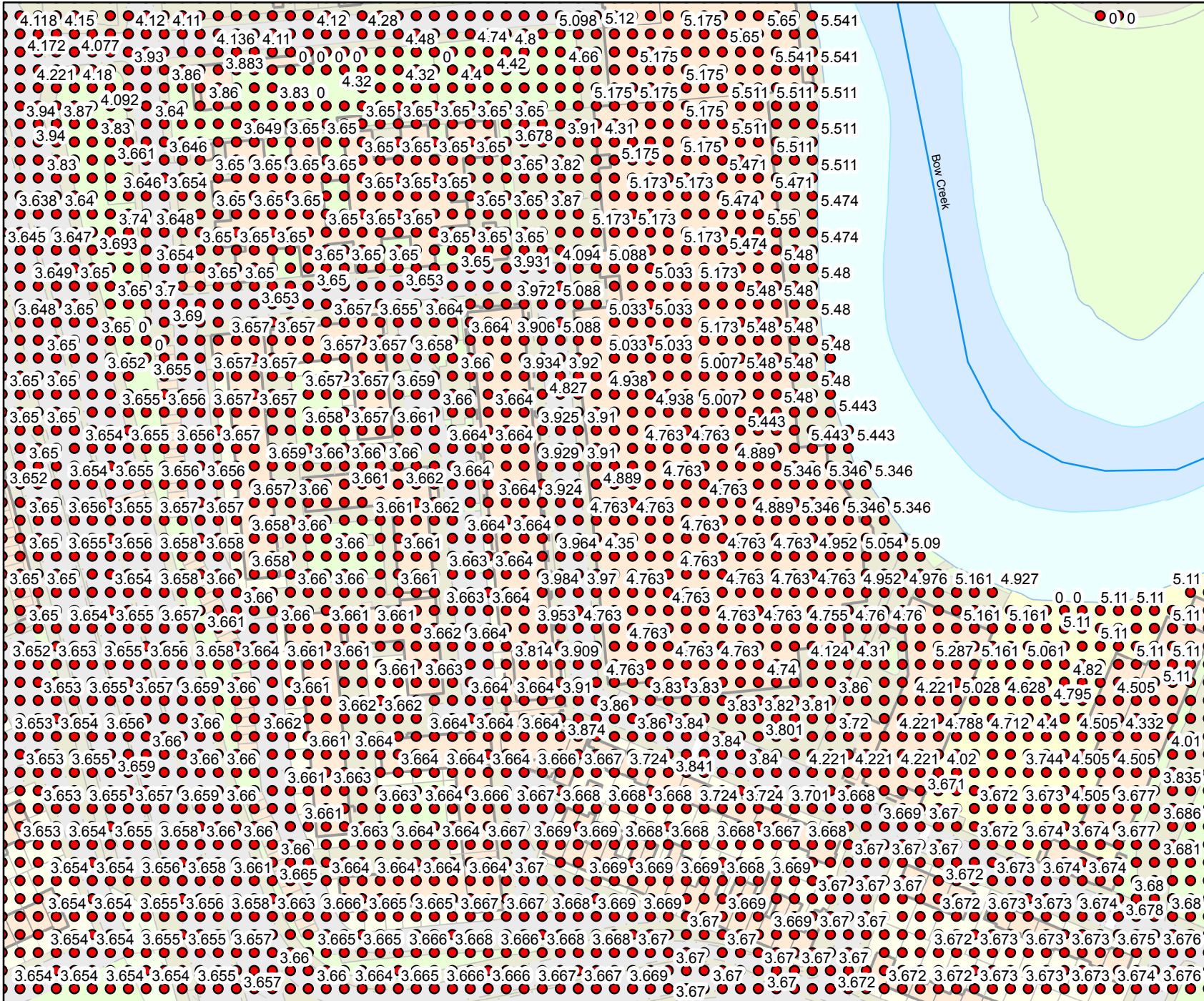
Legend

- Main Rivers
- Site location
- Tidal Breach Height (mAOD) 2100

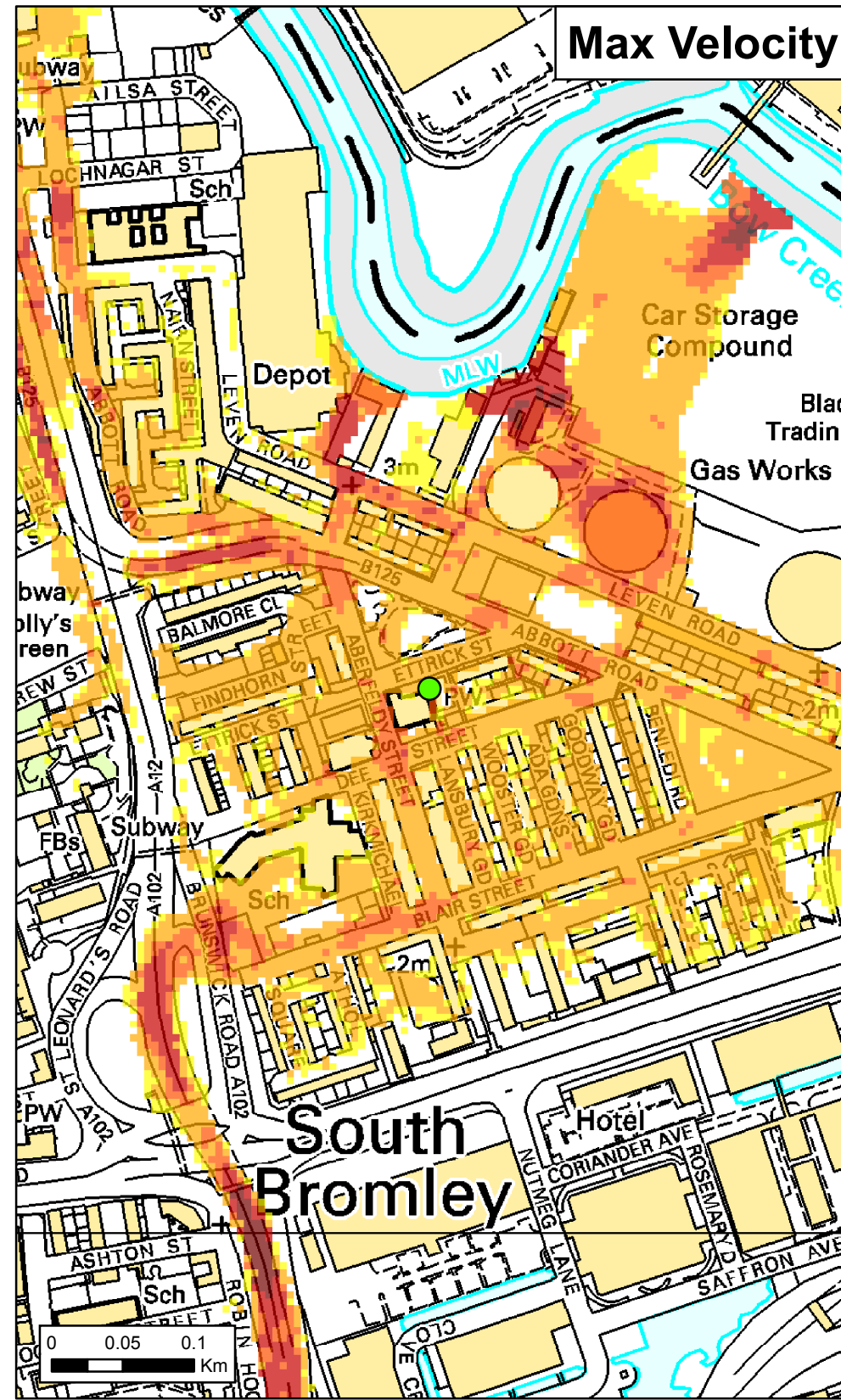
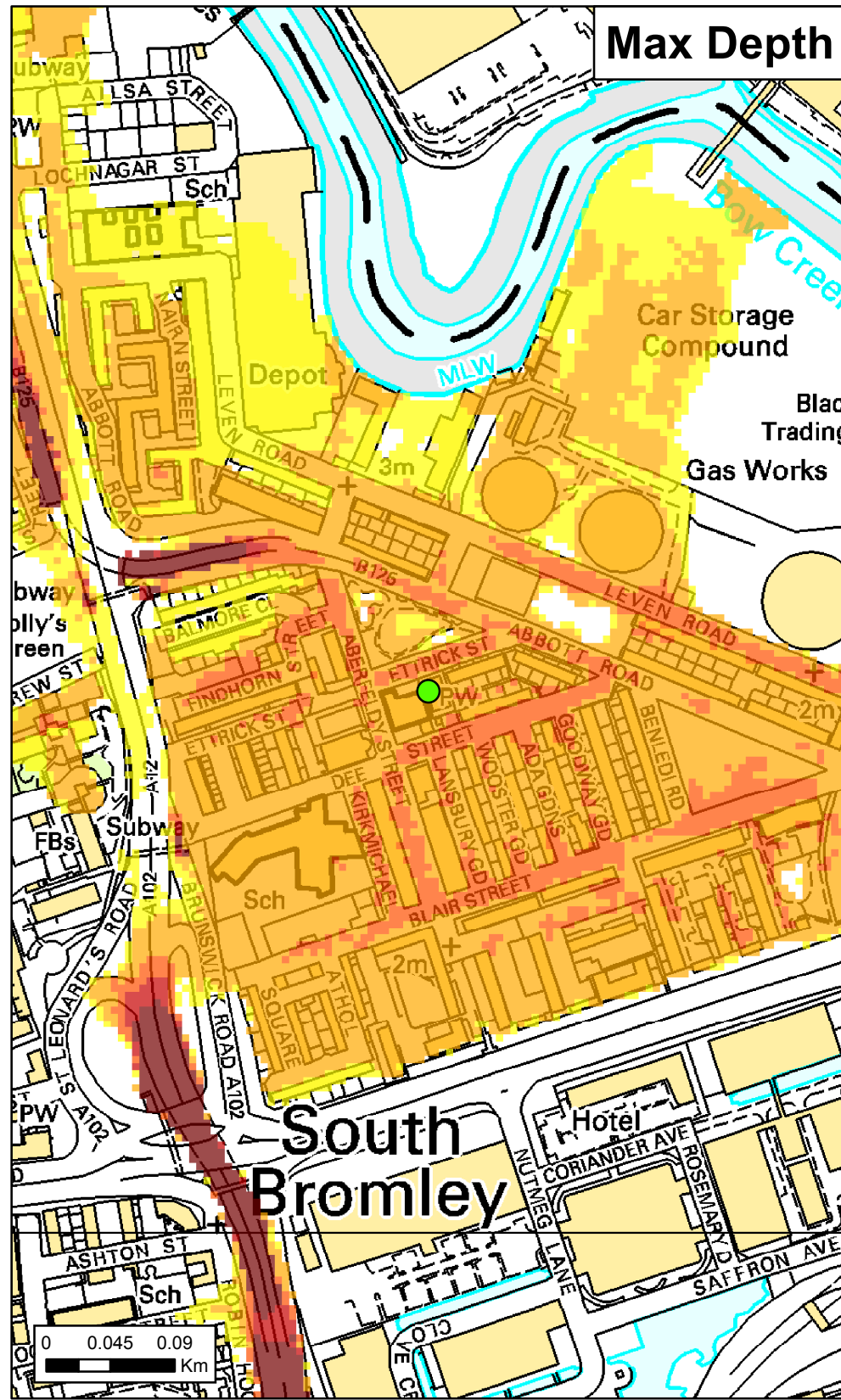
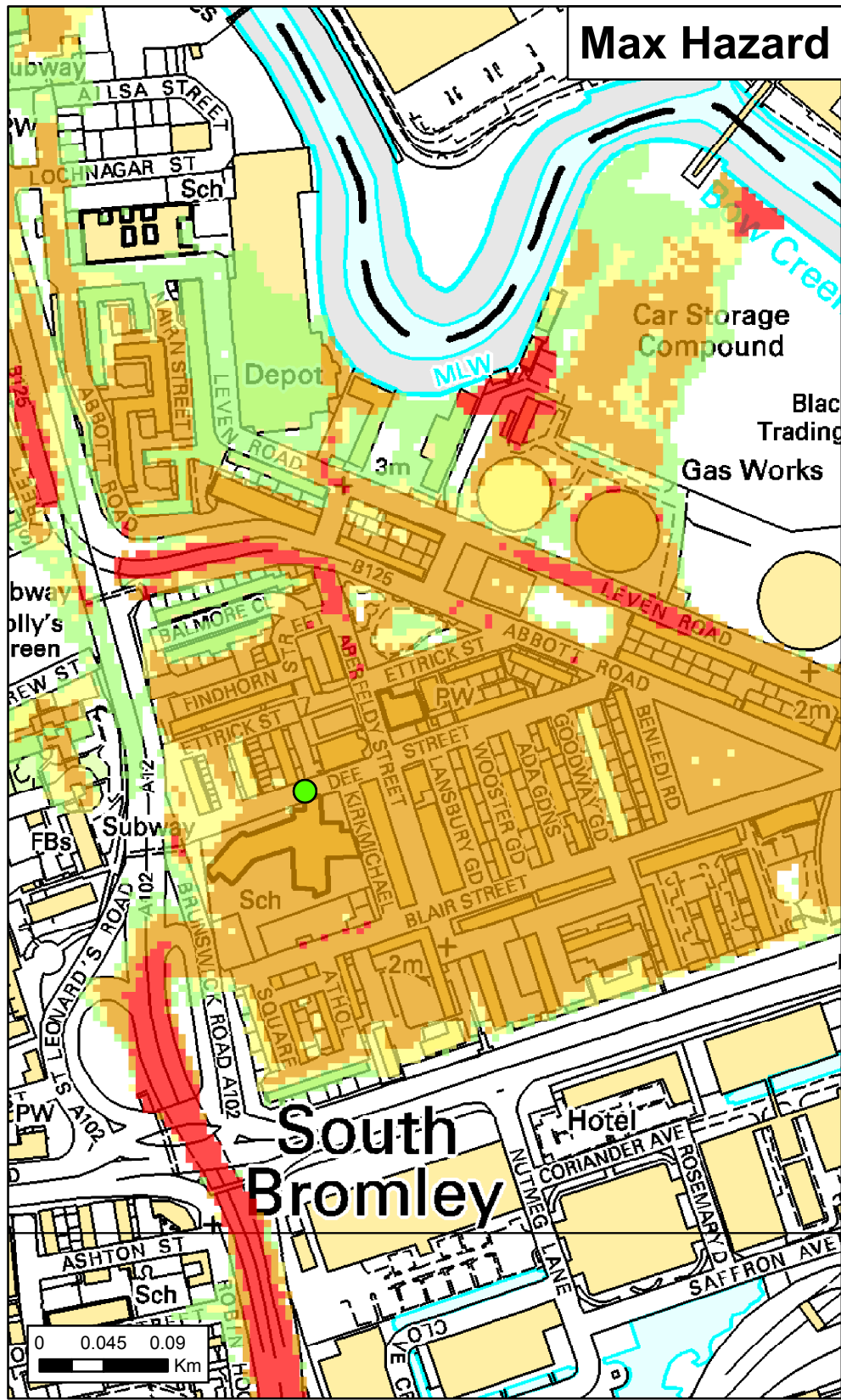
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A modelled representation of all upriver tidal breach locations along the Thames from Teddington to the Thames Barrier, based on low floodplain topography. For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are 50 m wide. In both cases, the defence breach scour distance was assumed to extend into the floodplain by the same distance as the breach width. The modelling is based on the 2008 TE2100 in-channel levels, with an allowance for climate change for epoch 2100.

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Max Hazard		Max Depth (m)		Max Velocity (m/s)	
	Less than 0.75 (Low Hazard)		0 - 0.25		0 - 0.3
	Between 0.75 and 1.25 (Danger for Some)		0.25 - 1.00		0.3 - 1.0
	Between 1.25 and 2.00 (Danger for Most)		1.00 - 1.50		1.0 - 1.5
	Greater than 2.00 (Danger for All)		1.50 - 2.00		1.5 - 2.5
			> 2.00		> 2.5
Date Printed	03/12/2020	Scenario year	2005	Scenario Annual Chance	0.5% (1 in 200)

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

Please contact the Environment Agency for further information on emergency planning associated with flood risk in this area.

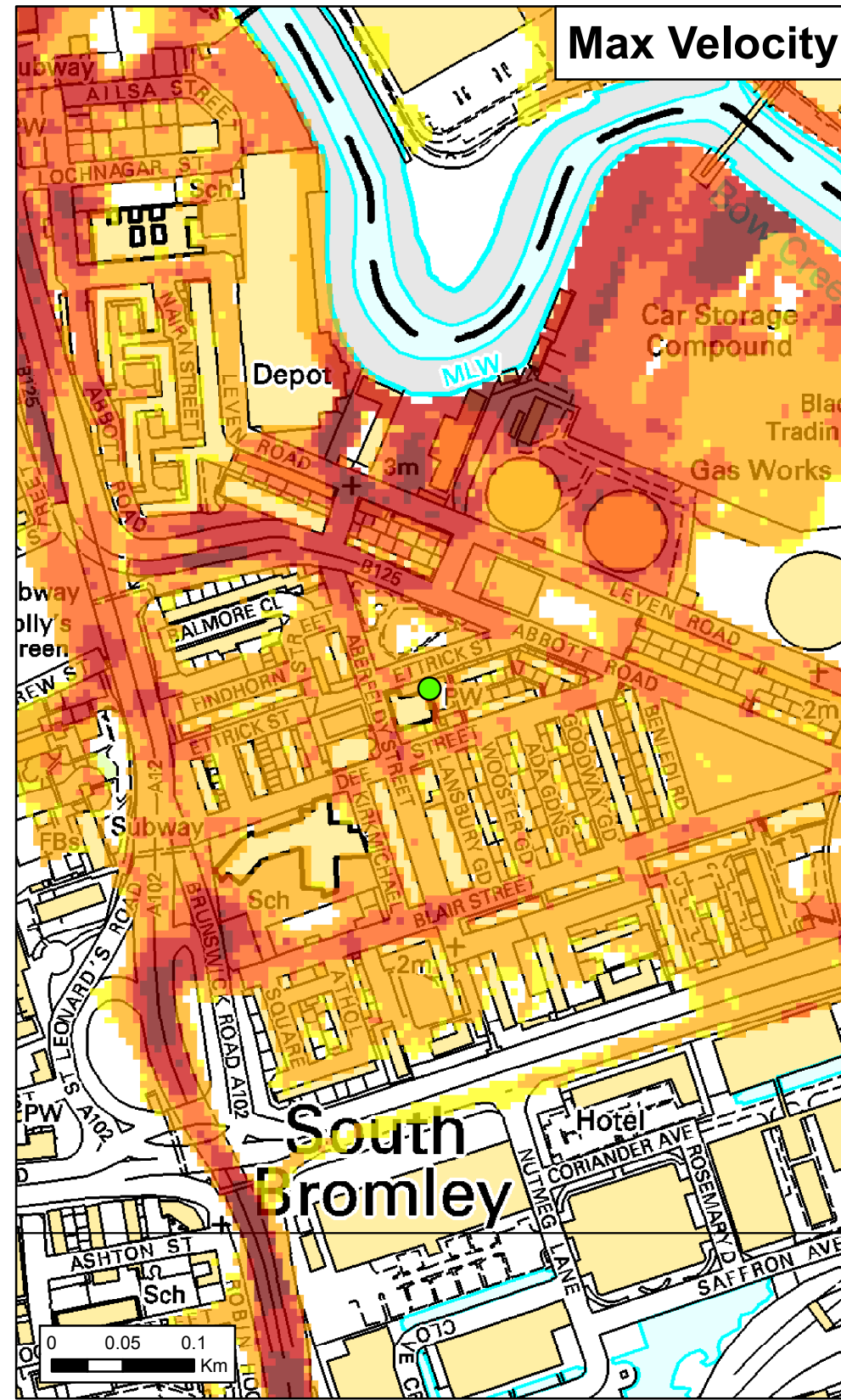
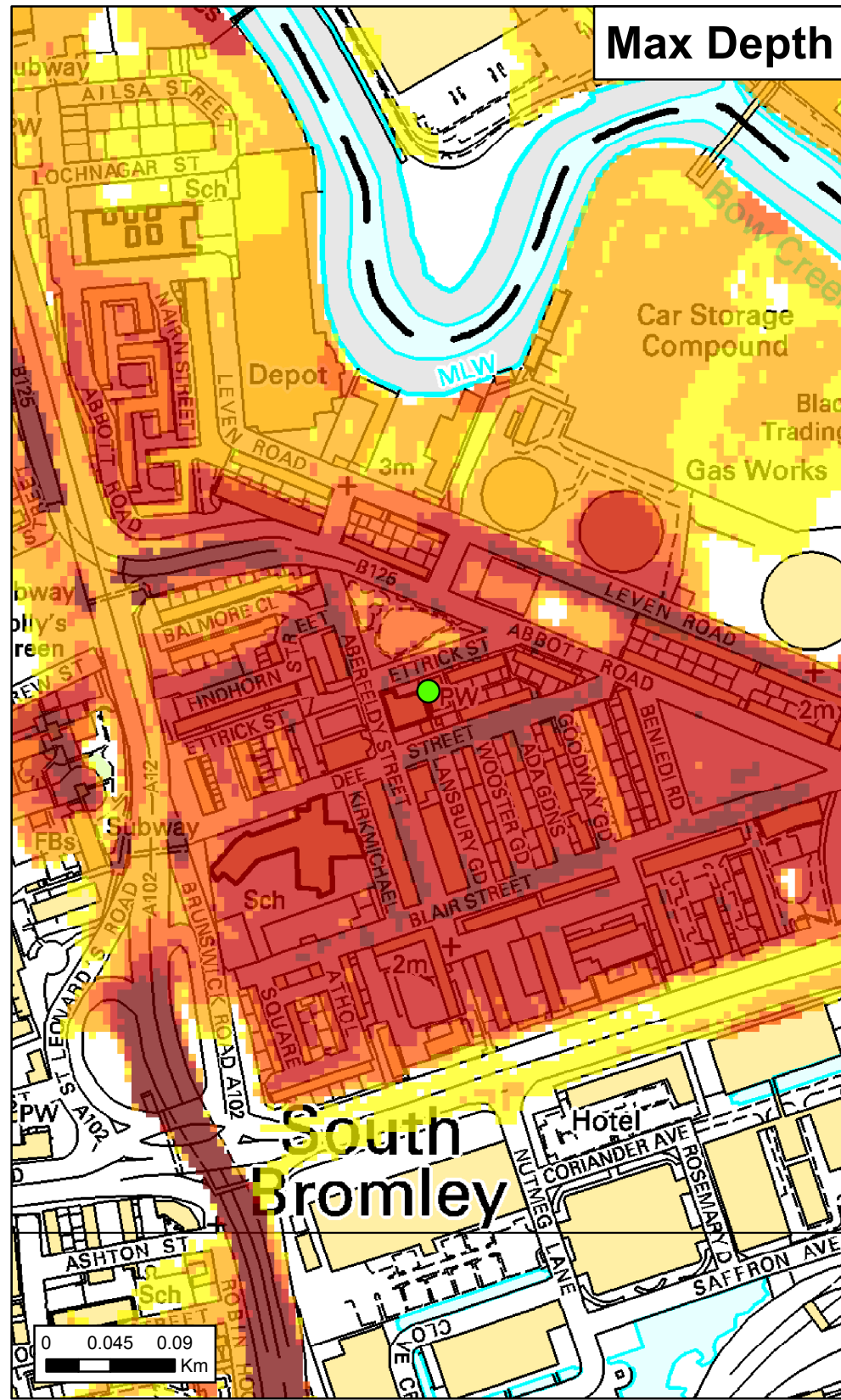
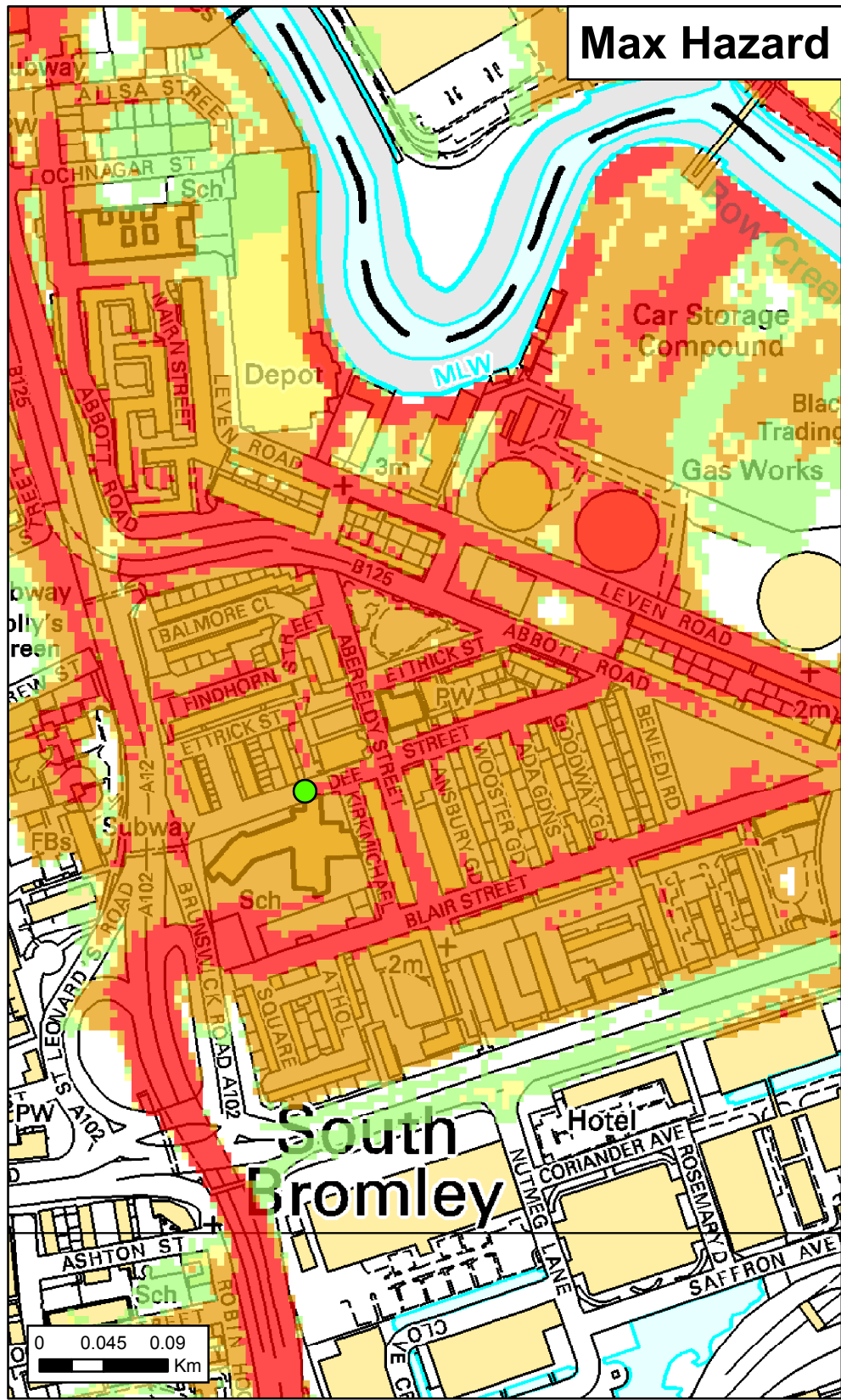
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.



Thames Tidal Breach Hazard Mapping

Map Centred on 538,503 181,371

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Max Hazard		Max Depth (m)		Max Velocity (m/s)	
	Less than 0.75 (Low Hazard)		0 - 0.25		0 - 0.3
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	Between 1.25 and 2.00 (Danger for Most)		1.00 - 1.50		1.0 - 1.5
	Greater than 2.00 (Danger for All)		1.50 - 2.00		1.5 - 2.5
			> 2.00		> 2.5
Date Printed	03/12/2020	Scenario year	2100	Scenario Annual Chance	0.5% (1 in 200)

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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APPENDIX D

ENVIRONMENT AGENCY RESPONSE LETTERS

Clare Richmond
Development Management
Planning & Building Control
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG

Our ref: NE/2021/133603/01-L01
Your ref: PA/21/01820/NC
Date: 14 September 2021

Dear Clare,

Aberfeldy Estate, Abbott Road, Land to the north of East India Dock Road (A13), London E14

Request for an Environmental Impact Assessment (EIA) scoping opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 (as amended), in respect of a hybrid planning application for the demolition of existing buildings and the redevelopment of the site to comprise approximately 1,600 residential units, 7,500sqm of non-residential uses, new and improved access arrangements, associated servicing and landscaping, and public open space. Full planning permission will be sought for approximately 270 residential units and 2,500sqm of non-residential uses.

Thank you for consulting us on the above Environmental Impact Assessment (EIA) on 16 August 2021.

The site is located within **Flood Zone 3** and is protected to a very high standard by the Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year flood event. Our latest flood modelling shows the site would be at risk if there was to be a breach in the defences or they were to be overtopped.

We would require an assessment of the most up to date breach data to be included within the Flood Risk Assessment (FRA) to ensure there is appropriate consideration of the residual flood risk. The submitted FRA will need to demonstrate that there will be no sleeping accommodation below the modelled tidal breach flood level OR that there will be a permanent fixed barrier in place at or above the modelled tidal breach flood level to prevent floodwater entering any sleeping accommodation below the modelled breach flood level.

The FRA will need to demonstrate how the proposed development and the site users will be kept safe for the lifetime of the development. The proposal will need to consider a safe means of access and/or egress in the event of flooding from all new buildings to an area wholly outside the floodplain. Lastly, to improve flood resilience, we recommend that, where feasible, finished floor levels are set above the 2100 breach flood level.

Cont/d..

Advice to LPA

Sequential Test

In accordance with the [NPPF \(paragraph 158\)](#), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the sequential test has to be applied and whether or not there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

Insurance eligibility

New homes built in flood risk areas after 1 January 2009 are not covered by the Flood Re-insurance scheme and may not be eligible for home insurance. We advise contacting an insurance provider to discuss whether your development would qualify for insurance.

Flood Risk Management Scheme Funding eligibility

New properties and buildings converted to housings within areas of flood risk after 1 January 2012 will not be counted towards the outcome measures of any proposed future flood alleviation scheme. This is to avoid inappropriate development in flood risk areas. Further information can be found at

<https://www.gov.uk/government/publications/calculate-grant-in-aid-funding-flood-risk-management-authorities>

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

Advice to applicant

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Residential developments

All new residential development are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations &c. (Amendment) Regulations 2015.

However, we recommend that in areas of serious water stress (as identified in our report Water stressed areas - final classification) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

Commercial/Industrial developments

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

We also recommend you contact your local planning authority for more information.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Hannah Malyon
Sustainable Places Planning Advisor

Direct dial: 0208 474 9666

E-mail: HNL SustainablePlaces@environment-agency.gov.uk

End

Nelupa Malik
London Borough of Tower Hamlets
Development Control
PO Box 55739
London
E14 1BY

Our ref: NE/2021/133954/01
Your ref: PA/21/02377
Date: 21 December 2021

Dear Nelupa

Hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases, comprising: Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings ranging between maximum heights of 13.5m AOD and 100m AOD and up to 141,014sqm (GEA) of floorspace comprising the following mix of uses: ? Up to a maximum of 133,971sqm (GEA) of Residential floorspace (Class C3); ? Up to 4,444sqm (GEA) of retail, workspace, food and drink uses (Class E); ?Car and cycle parking; ?Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists; ?Landscaping including new open spaces and public realm and ?New means of access, associated infrastructure and highways works. In Full, for 30,133sqm (GEA) residential (Class C3) floorspace to include a number of buildings ranging between maximum heights of 25.17m (AOD) and 42.73m (AOD), 1341 sqm of retail, food and drink uses associated with a replacement Neighbourhood Centre and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and improvements to Braithwaite Park and Leven Road Open Space. This application is accompanied by an Environmental Statement.

Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road.

Thank you for consulting us on this planning application. We have **no objections** to the proposed development.

The site is located within Flood Zone 3 and is protected to a very high standard by the Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year flood event. Our latest flood modelling shows the site would be at risk if there was to be a breach in the defences or they were to be overtopped.

We are satisfied that:

- *The developer has assessed the risk from a breach in the Thames tidal flood defences using the latest modelled tidal breach data.*
- The developer has not proposed any sleeping accommodation below the modelled tidal breach flood level.

Cont/d..

The proposal does not have a safe means of access and/or egress in the event of flooding from all new buildings to an area wholly outside the floodplain however, safe refuge within the higher floors of the development has been suggested.

To improve flood resilience, we recommend that, where feasible, finished floor levels are set above the 2100 breach flood level, **which is 3.68mAOD in the Southern parcel and 5.10mAOD in the northern parcel of the development.**

Informative – advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants / users covered by our flood warning network.

In line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework, any assessment of the safety of a development from flooding should consider the ability of site residents / users to safely access and exit the building during a design flood event, as well as their ability to evacuate ahead of an extreme flood. One of the key considerations to ensure that any new development is safe is whether or not adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe and in accordance with the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. This does not mean we consider that the access is safe nor the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals. Any assessment should be based on the breach data included within the submitted FRA.

Final comments:

Once again thank you for consulting us on this planning application. Please contact me should you have any questions.

Yours sincerely,

Mr Demitry Lyons
Sustainable Places Planning Advisor



ABERFELDY VILLAGE MASTERPLAN