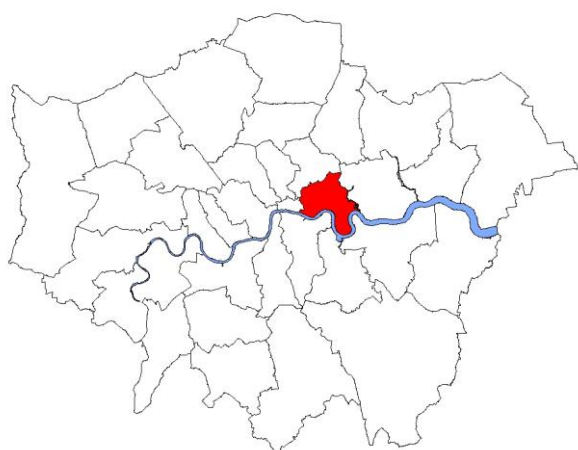


# PRELIMINARY FLOOD RISK ASSESSMENT



***DRAIN LONDON***



**LONDON BOROUGH  
OF TOWER HAMLETS**

**GREATER LONDON AUTHORITY**



# Revision Schedule

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Addition of Potential Elevated Groundwater Information	JR	12/04/2011	1.0
Addition of property counts; amendments following feedback from Borough	SI	10/05/2011	1.1

## AUTHOR

Name	Organisation and Role
James Reddish	Associate Director, Capita Symonds

## APPROVALS

Name	Title	Signature	Date
Ruth Goodall	Director, Capita Symonds		03/03/2011
James Reddish	Associate Director, Capita Symonds		03/03/2011
Michael Arthur	Principal Consultant, Capita Symonds		
Kevin Reid	Programme Manager		

## DISTRIBUTION

Name	Organisation and Role
Marissa Hernandez	Strategic Planning - Team Leader, LB Tower Hamlets
Kevin Reid	Programme Manager, GLA

## RELATED DOCUMENTS

Doc Ref	Document Title	Author	Date of Issue	Version

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- The British Geological Survey
- British Waterways
- Drain London Group 4 Boroughs:
  - London Borough of Enfield
  - London Borough of Haringey
  - London Borough of Hackney
  - London Borough of Waltham Forest
  - London Borough of Newham
- The Environment Agency
- The Greater London Authority
- London Councils
- The London Fire Brigade
- Network Rail
- Thames Water
- Transport for London and London Underground

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# Executive Summary

## ***Background***

This report has been prepared for the London Borough of Tower Hamlets primarily to deliver the first step of the Flood Risk Regulations (2009). The London Borough of Tower Hamlets is defined as a Lead Local Flood Authority (LLFA) under the Floods and Water Management Act (the Act). The first step of the Flood Risk Regulations is for LLFAs to produce a Preliminary Flood Risk Assessment (PFRA), comprising this document, the supporting spreadsheet and GIS layer. PFRAs were already required prior to the implementation of the Act by the EU Flood Risk Management Regulations ('Floods Directive') and are therefore not a new requirement. The timetable for production of PFRAs and subsequent documents and strategies is defined by the Floods Directive. Some of the information within this report will also assist the London Borough of Tower Hamlets to manage local flood risk, in accordance with their duties under the Flood and Water Management Act 2010 (the Act).

The PFRA process is aimed at providing a high level overview of flood risk from all sources within a local area, including consideration of surface water, groundwater, ordinary watercourses and canals. As a LLFA, the London Borough of Tower Hamlets is required to submit their PFRA to the Environment Agency for review by 22<sup>nd</sup> June 2011. This PFRA has been produced as part of a co-ordinated programme of work across greater London facilitated by the Drain London Forum and the GLA. The methodology for producing this PFRA is consistent with other London Boroughs and has been based on the Environment Agency's Final PFRA Guidance and Defra's Guidance on selecting Flood Risk Areas, both published in December 2010.

## ***Indicative Flood Risk Areas***

Prior to the development of PFRAs the Environment Agency has used a national methodology, which has been set out by Defra, to identify broad indicative Flood Risk Areas across England where flooding could result in 'significant harmful consequences'. Of the ten indicative Flood Risk Areas that have been identified nationally, one is the Greater London administrative area. The whole of the London Borough of Tower Hamlets is within this Flood Risk Area.

To date significant harmful consequences have been assessed at a national scale based on a set of National Indicators developed by Defra:

- Human health – 30,000 people or 150 critical services (e.g. schools, hospitals, etc);
- Economic activity – 3,000 non-residential businesses; and
- Impact on environmental designations, heritage and pollution.

Tower Hamlets is only one part of the Greater London Indicative Flood Risk Area that met this threshold. Currently there is little guidance available on how national indicators should be applied at the local level and it is expected LLFAs develop their own relevant thresholds based on these indicators.

## ***Review of Indicative Flood Risk Areas***

Information relating to past flood events caused by flooding from local sources, was collected and analysed. However, comprehensive details on flood extents and consequences of these events were largely unavailable. Based on the evidence that was collected, no past flood events could be determined with any certainty to have had 'significant harmful consequences'. Therefore, the decision was made to not include any records of past flooding in Annex 1 of the Preliminary Assessment Spreadsheet.

In order to develop a clear overall understanding of the flood risk across the London Borough of Tower Hamlets, flood risk data and records of historic flooding were collected from local and national sources including within the Borough, the Environment Agency, Thames Water, emergency services and other risk management authorities such as TfL.

However, there is a high future risk of flooding from local sources in parts of Tower Hamlets, particularly from surface water. The Drain London project is delivering surface water management plans for each London borough, including hydraulic modeling of surface water runoff. Based on Drain London outputs it is

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estimated that approximately 17,200 properties are potentially at risk from flooding during a rainfall event with a 1 in 200 annual chance of occurring. The number of properties and businesses at risk for a future flood event is estimated to have 'significant harmful consequences' at a local scale as has been included in Annex 2 of the Preliminary Assessment Spreadsheet for collation and review by the Greater London Authority and Environment Agency for the Greater London Flood Risk Area.

Following on from approval of this PFRA, the Flood Risk Regulations require the borough to carry out two subsequent key stages:

- Flood hazard maps and flood risk maps (by June 2013); and
- Flood risk management plans (by June 2015).

The next cycle of the Flood Risk Regulations will begin in 2017 with review and update of this PFRA.

# Glossary

Term	Definition
Aquifer	A water bearing rock, sand or gravel capable of yielding significant quantities of water.
Asset Management Plan (AMP)	In the context of water services, a plan for managing water and sewerage company (WaSC) infrastructure and other assets in order to deliver an agreed standard of service.
AStSWF	Areas Susceptible to Surface Water Flooding – The first generation broadscale national mapping of surface water flooding prepared for the Environment Agency.
Catchment Flood Management Plan (CFMP)	A high-level planning strategy through which the Environment Agency works with their key decision makers within a river catchment to identify and agree policies to secure the long-term sustainable management of flood risk.
CIRIA	Construction Industry Research and Information Association
Civil Contingencies Act 2004	This Act delivers a single framework for civil protection in the UK. As part of the Act, Local Resilience Forums must put into place emergency plans for a range of circumstances including flooding.
CLG	Government Department for Communities and Local Government
Climate Change	Long term variations in global temperature and weather patterns caused by natural and human actions.
Critical Drainage Area (CDA)	Areas of significant flood risk, characterised by the amount of surface runoff that drains into the area, the topography and hydraulic conditions of the pathway (e.g. sewer, river system), and the receptors (people, properties and infrastructure) that may be affected.
Culvert	A buried or underground channel or pipe that carries a watercourse below the level of the ground.
Defra	Department for Environment, Food and Rural Affairs
DEM	Digital Elevation Model – three dimensional digital representation of unfiltered topography surface of an area.
DG5 Register	A water-company held register of properties which have experienced sewer flooding due to hydraulic overload, or properties which are 'at risk' of sewer flooding more frequently than once in 10 years.
DTM	Digital Terrain Model – three-dimensional digital representation of a bare earth surface (i.e. with buildings, trees removed)
EA	Environment Agency – Who's play a central role on delivering the environmental priorities of central government and the Welsh Assembly Government through functions and roles
Indicative Flood Risk Areas	Areas determined by the Environment Agency as potentially having a significant level of flood risk, based on guidance published by Defra and WAG and the use of certain national datasets. These indicative areas are intended to provide a starting point for the determination of Flood Risk Areas by LLFAs.
FMfSW	Flood Map for Surface Water – second generation mapping prepared for the Environment Agency on the risk of surface water flooding
Flood defence	Infrastructure used to protect an area against floods. For example, floodwalls and embankments; they are designed to a specific standard of protection (design standard).
Flood Risk Area	An area determined as having a significant risk of flooding in accordance with guidance published by Defra and WAG.
Flood Risk Regulations (FRR)	Transposition of the EU Floods Directive into UK law. The EU Floods Directive is a piece of European Community (EC) legislation to specifically address flood risk by prescribing a common framework for its measurement and management.
Flood and Water Management Act	An Act of Parliament passed into law in 2010 which forms part of the UK Government's response to Sir Michael Pitt's Report on the Summer 2007 floods, a major recommendation of which is to clarify the legislative framework for managing surface water flood risk in England.

Fluvial Flooding	Flooding resulting from water levels exceeding the bank level of a river or stream.
IDB	Internal Drainage Board - Internal Drainage Boards (IDBs) are independent bodies responsible for land drainage in areas of special drainage
<b>Term</b>	<b>Definition</b>
IUD	Integrated Urban Drainage
LB	London Borough
LDF	Local Development Framework
Lead Local Flood Authority	Local Authority responsible for taking the lead on local flood risk management
LiDAR	Light Detection and Ranging
LLFA	Lead Local Flood Authority
Local Resilience Forum	A multi-agency forum, bringing together all the organisations that have a duty to cooperate under the Civil Contingencies Act, and those involved in responding to emergencies. They prepare emergency plans in a co-ordinated manner.
LPA	Local Planning Authority
LRF	Local Resilience Forum
Main River	A watercourse shown as such on the Main River Map, and for which the Environment Agency has responsibilities and powers
NRD	National Receptor Dataset – a collection of risk receptors produced by the Environment Agency
Ordinary Watercourse	All watercourses that are not designated Main River, and which are the responsibility of Local Authorities or, where they exist, IDBs
Partner	A person or organisation with responsibility for the decision or actions that need to be taken.
PFRA	Preliminary Flood Risk Assessment
Pitt Review	Comprehensive independent review of the 2007 summer floods by Sir Michael Pitt, which provided recommendations to improve flood risk management in England.
Pluvial Flooding	Flooding from water flowing over the surface of the ground; often occurs when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.
PPS25	Planning and Policy Statement 25: Development and Flood Risk
Resilience Measures	Measures designed to reduce the impact of water that enters property and businesses; could include measures such as raising electrical appliances.
Resistance Measures	Measures designed to keep flood water out of properties and businesses; could include flood guards for example.
Risk	In flood risk management, risk is defined as a product of the probability or likelihood of a flood occurring, and the consequence of the flood.
Risk Management Authority (RMA)	As defined by the Floods and Water Management Act
River Basin District (RBD)	A River Basin or Basins used for both strategic planning and reporting to the European Commission for the Water Framework Directive. There are eleven RBDs in England and Wales.
Sewer Flooding	Flooding caused by a blockage or overflowing in a sewer or urban drainage system.
SFRA	Strategic Flood Risk Assessment
Stakeholder	A person or organisation affected by the problem or solution, or interested in the problem or solution. They can be individuals or organisations, includes the public and communities.
SuDS	Sustainable Drainage Systems
Sustainable Drainage Systems	Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques.

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Surface Water	Rainwater (including snow and other precipitation) which is on the surface of the ground (whether or not it is moving), and has not entered a watercourse, drainage system or public sewer.
SWMP	Surface Water Management Plan
TfL	Transport for London
TWUL	Thames Water Utilities Ltd
WaSC	Water and Sewerage Company



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# 1 Introduction

## 1.1 What is a Preliminary Flood Risk Assessment?

- 1.1.1 A Preliminary Flood Risk Assessment is a high level screening **exercise** to identify areas of significant flood risk within a given study area. The PFRA involves collecting information on past and future (potential) floods, assembling the information into a Preliminary Flood Risk Assessment report, and identifying Flood Risk Areas.
- 1.1.2 This preliminary flood assessment **report** for London Borough of Tower Hamlets provides a high level summary of significant flood risk, based on available and readily derivable information, describing both the probability and harmful consequences of past and future flooding. The development of new information is not required by the process, but new analysis of existing information may be needed.
- 1.1.3 This PFRA has been based on existing and readily available information and brings together information from a number of available sources such as the Environment Agency's national information (for example Flood Map for Surface Water) and existing local products such as Strategic Flood Risk Assessments (SFRAs) and Surface Water Management Plans (SWMPs).

## 1.2 Background

- 1.2.1 The primary driver behind the Preliminary Flood Risk Assessment is the Flood Risk Regulations 2009, which came into force on the 10th December 2009 and transpose the EU Floods Directive (Directive 2007/60/EC on the assessment and management of flood risks) into domestic law in England and Wales and to implement its provisions.
- 1.2.2 In particular the Regulations place duties on the Environment Agency and Local Lead Flood Authorities to prepare a number of documents across an ongoing 6-year cycle including:
- Preliminary Flood Risk Assessments – deadline 22/06/2011
  - Flood hazard and flood risk maps – deadline 22/06/2013
  - Flood Risk Management Plans – deadline 22/06/2015
- 1.2.3 The purpose of the Preliminary Flood Risk Assessment under the Regulations is to provide the evidence for identifying Flood Risk Areas. The report will also provide a useful reference point for all local flood risk management and inform local flood risk strategies.
- 1.2.4 The scope of the PFRA is to consider past flooding and potential future flooding from the sources of flooding other than main rivers, the sea and reservoirs. In particular this includes surface runoff, groundwater and ordinary watercourses and any interaction these have with drainage systems other sources

## 1.3 Objectives

- 1.3.1 The key objectives of the PFRA are summarised as follows:
- Collect information on past (historic) and future (potential) floods within the study area and record it within the Preliminary Flood Risk Assessment spreadsheet;
-

- Assemble the information into a Preliminary Flood Risk Assessment report;
- Review the Indicative Flood Risk Areas delineating by the Environment Agency and where necessary provide explanation and justification for any amendments required to the Indicative Flood Risk Areas;
- Provide a summary of the systems used for data sharing and storing and the provision for quality assurance, security and data licensing arrangements;
- Describe arrangements for partnership and collaboration for ongoing collection, assessment and storage of flood risk data and information;
- Identify relevant partner organisations involved in future assessment of flood risk; and summarise means for future and ongoing stakeholder engagement;
- Provide a useful reference point for all local flood risk management and inform future local strategies.

## 1.4 Study Area

- 1.4.1 The London Borough of Tower Hamlets is located in north London and borders the London Boroughs of Newham to the east and Hackney to the north, and the City of London to the west. The financial centre of Canary Wharf lies within the Borough on the Isle of Dogs.
- 1.4.2 The River Thames runs along the southern boundary of the Borough for over 10km. The River Lee, originating near Luton, flows north to south along the entirety of the eastern boundary before discharging into the River Thames. Other key watercourses of note are the Grand Union Canal which flows in from the London Borough of Hackney and bisects the Borough from north to south, discharging in the Limehouse Basin. The Limehouse Cut and the Hertford Union Canal flow in a east-westerly direction between the River Lee and the Grand Union Canal.
- 1.4.3 The topography of the London Borough of Tower Hamlets generally slopes in an easterly direction towards the River Lee. The highest parts of the Borough are in the north-west along the boundary with the London Borough of Hackney. Ground levels in this region are typically above 14mAOD. The lowest parts of the Borough are generally found along the frontage with the River Thames. Areas of low ground are found in Wapping, South Bromley and the Isle of Dogs. Ground levels in these areas are typically around 2mAOD with some parts of the Isle of Dogs as low as 1mAOD.
- 1.4.4 The London Borough of Tower Hamlets lies within the London Basin, which has been shaped by a relatively thick (few hundred metres) chalk syncline. The basin has been infilled over time by a series of clays and sands, the most notable deposit being the fossil rich and impermeable London Clay. The clay layer can be up to a maximum of 150m thick beneath London. More recently in geological terms, the London Clay has been overlain by drift deposits from river terraces. As the River Lee has altered path and scoured channels deeper through time, they have left deposits of sand and gravel in terrace formations upon the underlying geology.
- 1.4.5 The study area falls into the Thames River Basin District (RBD) (as defined by the Environment Agency) and is located in the Environment Agency Thames Region (regional operating area). The water utility provider is Thames Water Utilities Ltd.
-

## 2 LLFA Responsibilities

### 2.1 Legislative Background

- 2.1.1 The key drivers behind the Preliminary Flood Risk Assessment are two pieces of new legislation, the Flood Risk Regulations 2009 which came into force on the 10th December 2009, and the Flood & Water Management Act (FWMA) which gained Royal Assent on the 8th April 2010.
- 2.1.2 The Flood Risk Regulations 2009 was created to transpose the EU Floods Directive (Directive 2007/60/EC) into domestic law in England and Wales. The Floods Directive provides a framework to assess and manage flood risks in order to reduce adverse consequences for human health, the environment (including cultural heritage) and economic activity.
- 2.1.3 The Flood and Water Management Act 2010 makes specific provision for the recommendations provided by Sir Michael Pitt in his independent review of the flooding experienced across much of England and Wales in 2007.
- 2.1.4 Under these pieces of legislation, all Unitary Authorities are designated 'Local Lead Flood Authorities' (LLFA) and have formally been allocated a number of key responsibilities with respect to local flood risk management.

### 2.2 Leadership & Partnership

- 2.2.1 The Flood and Water Management Act 2010 defines the Lead Local Flood Authority (LLFA) for an area as the unitary authority for the area, in this case London Borough of Tower Hamlets. As such, the London Borough of Tower Hamlets is responsible for leading local flood risk management including establishing effective partnerships with stakeholders such as the Environment Agency, Thames Water Utilities Ltd, Transport for London, Network Rail and London Underground as well as others. Ideally these working arrangements should be formalised to ensure clear lines of communication, mutual co-operation and management through the provision of Level of Service Agreements (LoSA) or Memorandums of Understanding (MoU).
- 2.2.2 The London Borough of Tower Hamlets forms part of the 'Group 4' group of boroughs, established as part of the Drain London programme, formed to assist delivery of Drain London, but also to establish an ongoing working partnership for managing local flood risk in the area. Drain London Group 4 includes the London boroughs of:

- Enfield
- Hackney
- Haringey
- Newham
- Tower Hamlets
- Waltham Forest

Group 4 are represented on the Thames Regional Flood Defence Committee (RFDC) by the councillor from the London Borough of Enfield.

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## 2.3 Stakeholder Engagement

2.3.1 As part of the PFRA and parallel preparation of the SWMP for the area, London Borough of Tower Hamlets has sought to engage stakeholders representing the following organisations and authorities.

- Environment Agency
- Thames Water Utilities Ltd
- Neighbouring London Boroughs
- British Waterways
- London Fire Brigade
- Network Rail
- London Underground
- Transport for London
- Highways Agency
- Natural England

2.3.2 Of these organisations, the Environment Agency and London Borough of Tower Hamlets representatives were actively engaged and assisted in the preparation of this document.

2.3.3 Within London Borough of Tower Hamlets, representatives from a number of departments and sectors have been engaged in the PFRA process including Emergency Planning, Strategic Planning, Highways and Drainage.

## 2.4 Public Engagement

2.4.1 Members of the public may also have valuable information to contribute to the PFRA and to an improved understanding and management of local flood risk within the study area. Public engagement can afford significant benefits to local flood risk management including building trust, gaining access to additional local knowledge and increasing the chances of stakeholder acceptance of options and decisions proposed in future flood risk management plans.

2.4.2 However it is also recognised that it is crucial to plan the level and timing of engagement with communities predicted to be at risk of flooding from surface water, groundwater and ordinary watercourses. This is to ensure that the potential for future management options and actions is adequately understood and costed without raising expectations before solutions can reasonably be implemented.

2.4.3 It is important to undertake some public engagement when formulating local flood risk management plans, following the designation of Flood Risk Areas within the study area as this will help to inform future levels of public engagement. As part of the Drain London project, the Greater London Authority are reviewing how the project outputs generated could be communicated to the public and will provide advice to boroughs.

2.4.4 It is recommended that the London Borough of Tower Hamlets follow the guidelines outlined in the Environment Agency's "Building Trust with Communities" which provides a useful process of how to communicate risk including the causes, probability and consequences to the general public and professional forums such as local resilience forums.

## 2.5 Other Responsibilities

2.5.1 Aside from forging partnerships and coordinating and leading on local flood management, there are a number of other key responsibilities that have arisen for Local Lead Flood Authorities

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from the Flood & Water Management Act 2010, and the Flood Risk Regulations 2009. These responsibilities include:

- **Investigating flood incidents** – LLFAs have a duty to investigate and record details of significant flood events within their area. This duty includes identifying which authorities have flood risk management functions and what they have done or intend to do with respect to the incident, notifying risk management authorities where necessary and publishing the results of any investigations carried out. .
  - **Asset Register** – LLFAs also have a duty to maintain a register of structures or features which are considered to have an effect on flood risk, including details on ownership and condition as a minimum. The register must be available for inspection and the Secretary of State will be able to make regulations about the content of the register and records.
  - **SuDS Approving Body** – LLFAs are designated the SuDS Approving Body (SAB) for any new drainage system, and therefore must approve, adopt and maintain any new sustainable drainage systems (SuDS) within their area. This responsibility is anticipated to commence from April 2012.
  - **Flood risk management strategies** – LLFAs are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area. The local strategy will build upon information such as national risk assessments and will use consistent risk based approaches across different local authority areas and catchments.
  - **Works powers** – LLFAs have powers to undertake works to manage flood risk from surface runoff and groundwater, consistent with the local flood risk management strategy for the area.
  - **Designation powers** – LLFAs, as well as district councils and the Environment Agency have powers to designate structures and features that affect flooding in order to safeguard assets that are relied upon for flood risk management.
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## 3 Methodology & Data Review

### 3.1 Data Sources & Availability

3.1.1 Table 3-1 provides a summary of the data sources held by partner organisations and provides a description of the dataset and its availability at the time the PFRA was produced. This data was collated centrally by the Greater London Authority through the Drain London project, including centralising relevant data sharing agreements and licencing. This data was then disseminated to consultants Capita Symonds with Scott Wilson for the preparation of the London Borough of Tower Hamlets PFRA.

**Table 3-1 Data Sources**

	Dataset	Description
Environment Agency	Environment Agency Flood Map (Flood Zones)	Shows extent of flooding from rivers with a catchment during 1 in 100yr flood and 1 in 1000yr flood. Shows extent of flooding from the sea during 1 in 200yr and 1 in 1000yr flood events. Ignores the presence of defences.
	Areas Susceptible to Surface Water Flooding	A national outline of surface water flooding held by the EA and developed in response to Pitt recommendations.
	Flood Map for Surface Water	A second generation of surface water flood mapping which was released at the end of 2010.
	Groundwater Flooding Incidents	Records of historic incidents of groundwater flooding as recorded by the Environment Agency.
	National Receptors Dataset	A nationally consistent dataset of social, economic, environmental and cultural receptors including residential properties, schools, hospitals, transport infrastructure and electricity substations.
	Indicative Flood Risk Areas	National mapping highlighting key flood risk areas, based on the definition of 'significant' flood risk agreed with the Defra and WAG.
	Historic Flood Outline	Attributed spatial flood extent data for flooding from all sources.
	Rainfall Data	15 minute and daily rainfall gauge records from approximately 1990 – 2010 for gauge sites across London.
	Source protection zones	Show the risk of contamination that might cause pollution in the area. The maps show three main zones (inner, outer and total catchment).
	Asset data	Details on the location and extent of flood defences across Group 4 as well as a system asset management plans.
London Borough	Strategic Flood Risk Assessments (SFRA)	SFRAs may contain useful information on historic flooding, including local sources of flooding from surface water, groundwater and flooding from canals.
	Historical flooding records	Historical records of flooding from surface water, groundwater and ordinary watercourses.
	Anecdotal information relating to local flood history and flood risk areas	Anecdotal information from authority members regarding areas known to be susceptible to flooding from excessive surface water, groundwater or flooding from ordinary watercourses.



	Highways Flooding Reports	Highways Flooding Reports, including analysis of the flood risk at each location.
Thames Water	DG5 Register for Thames Water Utilities areas	DG5 Register logs and records of sewer flooding incidents in each area.
	Sewer pipe network	GIS dataset providing the georeferenced location of surface water, foul and combined sewers across Group 4. Includes pipe size and some information on invert levels.
British Waterways	British Waterway's canal network	Detailed GIS information on the British Waterway's canal network, including the location of canal centrelines, sluices, locks, culverts, etc.
	Records of canal breaches and overtopping events	Records of historical canal overtopping and drainage misconnections.
British Geological Society	Geological datasets	Licensed GIS datasets including: <ul style="list-style-type: none"> <li>• Geological indicators of flooding;</li> <li>• Susceptibility to groundwater flooding;</li> <li>• Permeability;</li> <li>• Bedrock and superficial geology.</li> </ul>
GLA	Deprived Areas	Index of Multiple Deprivation, ranking all London Ward's.
London Fire Brigade	Historic flooding records	London Fire Brigade call outs to incidents of flooding between January 2000-December 2009. Does not specify the source of flooding.
London Underground and Network Rail	Historic flooding records	Recorded incidents of flooding to London Underground and National Rail infrastructure

## 3.2 Limitations

### Records of Past Floods

- 3.2.1 The most significant data gap across the London Borough of Tower Hamlets relates to records of past 'local' flooding incidents. This is a common issue across the UK as record keeping of past floods has historically focussed on flooding from rivers or the sea. Records of past incidents of surface water, sewer, groundwater or ordinary watercourse flooding has been inconsistent.
- 3.2.2 Thames Water have provided post code-linked data (DG5 register) on records of sewer flooding, however more detailed data on the location and cause of sewer flooding is not currently available.

- 3.2.3 Similarly, the London Fire Brigade have recorded incidents of call outs relates to flooding, however their records do not contain any incidents occurring within the London Borough of Tower Hamlets.

#### **Future Groundwater Flooding**

- 3.2.4 Groundwater flooding is dependent on local variations in topography, geology and soils. The causes of groundwater flooding are generally understood however it is difficult to predict the actual location, timing and extent of groundwater flooding without comprehensive datasets.
- 3.2.5 There is a lack of reliable measured datasets to undertake flood frequency analysis and even with datasets this analysis is complicated due to the non-independence of groundwater level data. Surface water flooding incidents are sometimes mistaken for groundwater flooding incidents, e.g. where runoff via infiltration seeps from an embankment, rather than locally high groundwater levels.

#### **Future Surface Water Flooding**

- 3.2.6 The Environment Agency data sets 'Areas Susceptible to Surface Water Flooding' and second generation 'Flood Map for Surface Water' are national scale assessments suitable for broadly identifying surface water flood risk. The datasets are of a resolution suitable for the PFRA, however are limited in their use in addressing the next stages of the Flood Risk Regulations (2009), e.g. Hazard Maps. The outputs from Drain London will assist in addressing this data limitation.

#### **Flooding Consequences**

- 3.2.7 The analyses to prepare the indicative Flood Risk Areas issued to accompany the final PFRA Guidance were based on the National Receptors Database (NRD) version 1.0 (for the counts of properties and other receptors). Receptor information was prepared for all London Boroughs in December 2010 in order to undertake property counts required for the SWMPs, also using NRD version 1.0. Version 1.1 of the NRD has subsequently been issued and contains modifications and corrections since version 1.0. However, in order to avoid repetition of work, and ensure consistency between the SWMP and the PFRA, it was decided to complete the PFRA using NRD version 1.0.

### **3.3 Security, Licensing and Use Restrictions**

- 3.3.1 A number of datasets used in the preparation of this PFRA are subject to licensing agreements and use restrictions.
- 3.3.2 The following national datasets provided by the Environment Agency are available to lead local flood authorities for local decision making:
- EA Flood Zone Map
  - Areas Susceptible to Surface Water Flooding
  - Flood Map for Surface Water
  - National Receptor Database
- 3.3.3 A number of the data sources used are publicly available documents, such as:
- Strategic Flood Risk Assessment
  - Catchment Flood Management Plan
-

- Surface Water Management Plan

3.3.4 The use of some of the datasets made available for this PFRA has been restricted. These include:

- Records of property flooding held by the Council and by Thames Water Utilities Ltd;
- British Geological Society geology datasets;
- London Fire Brigade call outs for flooding;
- Index of Multiple Deprivation

3.3.5 Necessary precautions must be taken to ensure that all information given to third parties is treated as confidential. The information must not be used for anything other than the purpose stated in the agreement. No information may be copied, reproduced or reduced to writing, other than what is necessary for the purpose stated in the agreement.

## 3.4 Quality Assurance

3.4.1 The datasets used to inform this PFRA were collected centrally for all London Boroughs as part of the Tier 1 Drain London work package. All data received was subject to quality assurance measures to monitor and record the quality and accuracy of the data and information. A data quality score was given to all the data which is a qualitative assessment based on the Data Quality System provided in the SWMP Technical Guidance (March 2010). This system is explained in Table 3-2.

**Table 3-2 Data Quality System (SWMP Technical Guidance March 2010)**

Data Quality Score	Description	Explanations	Example
1	Best available	No better available; not possible to improve in the near future	2D Pluvial Modelling Outputs
2	Data with known deficiencies	Best replaced as soon as new data is available	Historic Flood Records
3	Gross assumptions	Not invented but based on experience and judgement	Location, extent and depth of surface water flooding
4	Heroic assumptions	An educated guess	Impact of a historic flood event

3.4.2 The use of this system provides a basis for analysing and monitoring the quality of data that is being collected and used in the preparation of the PFRA. As mentioned in Section 3.2, some of the datasets collected for this PFRA were of poor quality, and this has been identified and recorded using this system.

## 4 Past Flood Risk

### 4.1 Summary of Past Floods

- 4.1.1 Little information has been recorded to date on past incidents of flooding occurring within the London Borough of Tower Hamlets. Table 4-1 provides details of a single known event of groundwater flooding. The lack of recorded incidents in the Borough should not be interpreted as a lack of the probability of flooding in the future.

**Table 4-1 Past Floods & Consequences**

Date	Main source of flooding	Description	Data Source	Significant harmful consequences?
21/12/2004	Groundwater	Flooding along Eric Street. Standing water observed.	EA	No

- 4.1.2 The complete record of known and recorded flooding incidents in the London Borough of Tower Hamlets are shown on the following figures in Appendix A:

- A-1 Surface Water Flooding Incidents
- A-2 Main River / Fluvial / Tidal Flooding Incidents
- A-3 Groundwater Flooding Incidents
- A-4 Sewer Flooding Incidents

### 4.2 Significant Harmful Consequences

- 4.2.1 There is very little reliable information available on the consequences of the flood event in Table 4.1, therefore there is no certainty in being able to classify them as having “significant harmful consequences”, as required by the Flood Risk Regulations. In the absence of any reliable data, the London Borough of Tower Hamlets believes none of these events meet the criteria to be included in Annex 1 of the PFRA.

- 4.2.2 Available data on historic flooding in the London Borough of Tower Hamlets has been assembled into a standardised GIS data record as part of the Drain London project to assist with consistent and suitably detailed recording of future flooding incidents for the next cycle of the Flood Risk Regulations.

### 4.3 Interactions with Other Flooding Sources

- 4.3.1 Flooding is often the result of water from more than one source, or water building up because another source (such as a river, or the sea) has prevented it from discharging normally. Information about past flooding can often be from an unknown source (i.e. it is not clear where the water came from), or flooding as a result of interactions between sources (in which case more than one source may be recorded).

- 4.3.2 Where flood records within the study area are known to be from more than one flood source, this has been recorded in the Preliminary Flood Risk Assessment spreadsheet. Where the source of flooding is not known this has also been recorded.
-

## 5 Future Flood Risk

### 5.1 Summary of Future Flood Risk

5.1.1 Information about future flood risk, or potential flooding, is usually produced by computer models. The Environment Agency has several national datasets showing risk of flooding from surface water, groundwater and main rivers and ordinary watercourses that are available to LLFAs:

- Areas Susceptible to Surface Water Flooding (ASStSWF);
- EA Flood Map for Surface Water (FMfSW);
- Areas Susceptible to Groundwater Flooding; and
- EA Flood Zone Map

### 5.2 Locally Agreed Surface Water Information on Future Flood Risk

#### **Surface Water and Ordinary Watercourses**

5.2.1 In addition to these national datasets more locally specific surface water information is available for the study area. The London Borough of Tower Hamlets is in the process of completing a Surface Water Management Plan (SWMP) as part of the Drain London project. As part of this study, direct rainfall modelling has been undertaken to simulate surface water flooding in the study area and is presented as mapping in the SWMP. In accordance with the PFRA guidance (2010), this mapping represents the locally agreed surface water information for Tower Hamlets.

5.2.2 Figures B-1 and B-2 included in Appendix B show the results from this modelling for the 1 in 100 year return period rainfall event. Figure B-1 shows the Maximum Flood Depth and Figure B-2 shows the Flood Hazard Rating and general Flow Direction. Figures B-3 and B-4 show the same outputs for the 1 in 200 year return period rainfall event.

5.2.3 For a full methodology, the reader is referred to the Surface Water Management Plan for London Borough of Tower Hamlets. For details on the significant consequences of the identified flooding refer to Annex 2.

5.2.4 The direct rainfall modelling undertaken for Drain London represents an improvement on the existing national data sets (e.g. Flood Map for Surface Water) and has therefore been used as the primary dataset to determine the significance of flooding from surface water and ordinary watercourses.

#### **Groundwater - Increased Potential for Elevated Groundwater (iPEG) Mapping**

##### **Background**

5.2.5 Large areas within the Drain London area are underlain by permeable substrate and thereby have the potential to store groundwater. Under some circumstances groundwater levels can rise and cause flooding problems in subsurface structures or at the ground surface. The mapping technique described below aims to identify only those areas in which there is the greatest potential for this to happen and in which there is the highest possible confidence in the assessment.

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5.2.6 The following four data sources have been utilised to produce the increased Potential for Elevated Groundwater map:

- British Geological Survey (BGS) Groundwater Flood Susceptibility Map;
- Jacobs Groundwater Emergence Maps (GEMs);
- Jeremy Benn Associates (JBA) Groundwater Flood Map; and
- Environment Agency/Jacobs Thames Estuary 2100 (TE2100) groundwater hazard maps.

5.2.7 To produce the iPEG map for consolidated aquifers, an area was defined as having increased potential for elevated groundwater levels if at least two of the three mapping techniques listed above produced a corresponding area. For the permeable superficial deposits, only Band 1 Very High of the BGS and the TE2100 data were used as this was judged to best represent the hazard.

5.2.8 The techniques used to generate the iPEG map produced some small areas of increased potential and some dry islands within increased potential areas. These have not been cleaned in order to best represent the original data.

#### **How to Use and Interpret the Map**

5.2.9 The increased Potential for Elevated Groundwater map shows those areas within the Borough where there is an increased potential for groundwater to rise sufficiently to interact with the ground surface or be within 2 m of the ground surface.

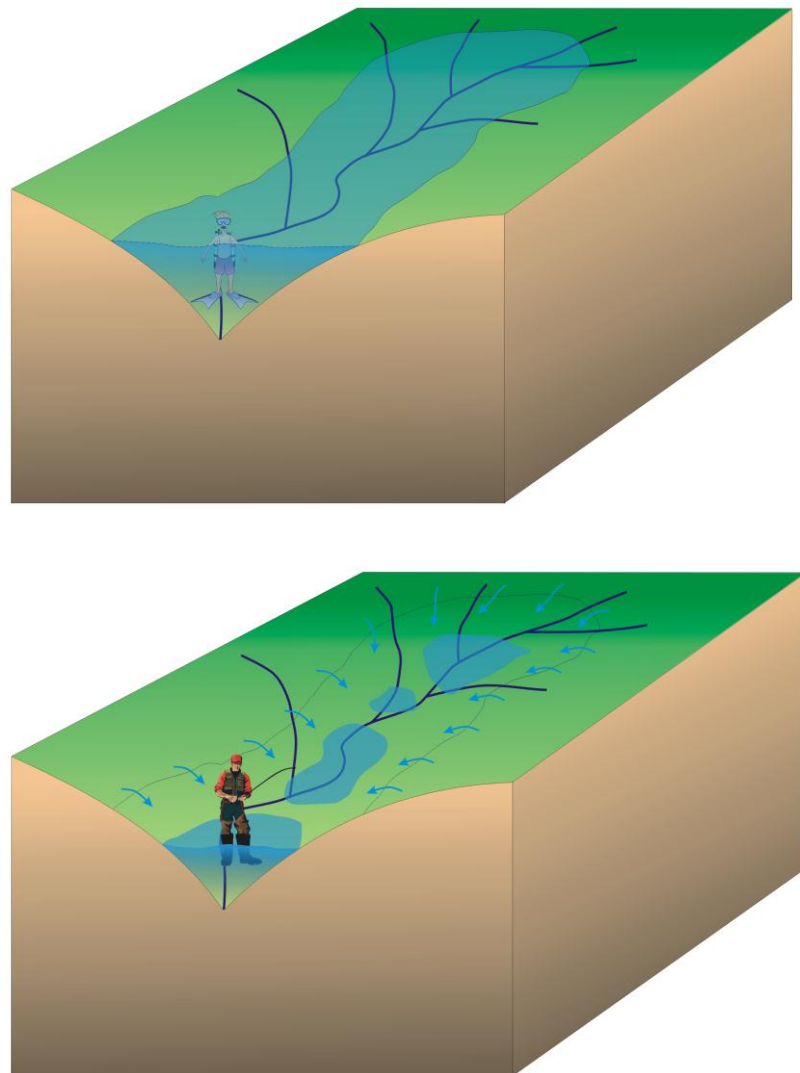
5.2.10 Groundwater may become elevated by a number of means:

- Above average rainfall for a number of months in Chalk outcrop areas;
- Shorter period of above average rainfall in permeable superficial deposits;
- Permeable superficial deposits in hydraulic continuity with high water levels in the river;
- Interruption of groundwater flow paths; and
- Cessation of groundwater abstraction causing groundwater rebound.

5.2.11 With the exception of groundwater rebound which is not covered, the iPEG map will identify those areas most prone to the mechanisms described above. The map shows those areas considered to have the greatest potential for elevated groundwater. Additional areas within the London Boroughs have permeable geology and therefore could also produce elevated groundwater levels. However, to produce a realistic map, only where there is the highest degree of confidence in the assessment are the areas delineated. This ensures resources are focused on the most susceptible areas. In all areas underlain by permeable substrate, groundwater should still be considered in planning developments.

5.2.12 Within the areas delineated, the local rise of groundwater will be heavily controlled by local geological features and artificial influences (e.g. structures or conduits) which cannot currently be represented. This localised nature of groundwater flooding compared with, say, fluvial flooding suggests that interpretation of the map should similarly be different. The map shows the area within which groundwater has the potential to emerge but it is unlikely to emerge uniformly or in sufficient volume to fill the topography to the implied level. Instead, groundwater emerging at the surface may simply runoff to pond in lower areas. The localised nature of groundwater flooding and the different interpretation of the maps required is illustrated in the cartoon in Figure 5-1.

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**Figure 5-1 Cartoon illustrating the difference between fluvial (top image) and groundwater (bottom image) flood mapping.**

- 5.2.13 For this reason within iPEG areas, locations shown to be at risk of surface water flooding are also likely to be most at risk of runoff/ponding caused by groundwater flooding. Therefore the iPEG map should not be used as a “flood outline” within which properties at risk can be counted. Rather it is provided, in conjunction with the surface water mapping, to identify those areas where groundwater may emerge and if so what would be the major flow pathways that water would take.

### **Results**

- 5.2.14 The iPEG mapping is presented in Figure A-5.



**Table 5-1 Summary of Potential Future Floods and Consequences from Pluvial/ordinary Watercourses**

Main source of flooding	Probability	Description	Data Source	No. Flooded Properties
Pluvial/ordinary watercourses	1 in 30	<ul style="list-style-type: none"> <li>'Intermediate Assessment' in accordance with Defra Guidance. Topography is derived from LIDAR (in larger urban areas, on 1m, 2m grids; original accuracy <math>\pm 0.15\text{m}</math>), processed to remove buildings and vegetation, then degraded to a composite 5m DTM. Manual edits applied where flow paths clearly omitted e.g. below bridges. 100mm upstand created for all buildings (above average ground level) to represent floor levels and preferential flow around buildings.</li> </ul>	Drain London direct rainfall modelling	12,700
	1 in 75			14,600
	1 in 100			15,400
	1 in 100 (plus climate change)			18,200
	1 in 200	<ul style="list-style-type: none"> <li>Flow routes dictated by topography; 6.5mm/hr of the rainfall applied to the model is removed to account for drainage (Thames Water guidance), however the drainage has not been explicitly modelled.</li> <li>Areas that may flood are defined by dynamically routing a 3 hour duration storm with 1 in 30 chance of occurring in any year, over the DTM using TufLOW 2D hydrodynamic modelling software. Model run for double duration to enable assessment of runoff through catchments.</li> <li>Varying Manning's n applied to land use based on OS Mastermap data to represent variable 'roughness' of different land uses. Varying runoff coefficients to represent variable runoff from different land uses (e.g. parkland vs buildings)</li> <li>River flood defences and other key structures that will significantly affect local flood mechanisms are included (e.g. transportation tunnels).</li> <li>Flood depth less than 100mm filtered from results so areas of most significant flooding are clear.</li> </ul>		17,600

5.2.15 Information on the probability and consequences of future sewer flooding, based on detailed modelling of the sewer network, is not available for this PFRA.

## 5.3 Impact of Climate Change

5.3.1 There is clear scientific evidence that global climate change is happening now. It cannot be ignored.

5.3.2 Over the past century around the UK we have seen sea level rise and more of our winter rain falling in intense wet spells. Seasonal rainfall is highly variable. It seems to have decreased in summer and increased in winter, although winter amounts changed little in the last 50 years. Some of the changes might reflect natural variation, however the broad trends are in line with projections from climate models.

- 5.3.3 Greenhouse gas (GHG) levels in the atmosphere are likely to cause higher winter rainfall in future. Past GHG emissions mean some climate change is inevitable in the next 20-30 years. Lower emissions could reduce the amount of climate change further into the future, but changes are still projected at least as far ahead as the 2080s.
- 5.3.4 We have enough confidence in large scale climate models to say that we must plan for change. There is more uncertainty at a local scale but model results can still help us plan to adapt. For example we understand rain storms may become more intense, even if we can't be sure about exactly where or when. By the 2080s, the latest UK climate projections (UKCP09) are that there could be around three times as many days in winter with heavy rainfall (defined as more than 25mm in a day). It is plausible that the amount of rain in extreme storms (with a 1 in 5 annual chance, or rarer) could increase locally by 40%.
- 5.3.5 If emissions follow a medium future scenario, UKCP09 projected changes by the 2050s relative to the recent past are
- Winter precipitation increases of around 15% (very likely to be between 2 and 32%)
  - Precipitation on the wettest day in winter up by around 15% (very unlikely to be more than 31%)
  - Relative sea level at Sheerness very likely to be up between 10 and 40cm from 1990 levels (not including extra potential rises from polar ice sheet loss)
  - Peak river flows in a typical catchment likely to increase between 8 and 18%

#### **Implications for Flood Risk**

- 5.3.6 Climate changes can affect local flood risk in several ways. Impacts will depend on local conditions and vulnerability.
- 5.3.7 Wetter winters and more of this rain falling in wet spells may increase river flooding in both rural and heavily urbanised catchments. More intense rainfall causes more surface runoff, increasing localised flooding and erosion. In turn, this may increase pressure on drains, sewers and water quality. Storm intensity in summer could increase even in drier summers, so we need to be prepared for the unexpected.
- 5.3.8 Rising sea or river levels may increase local flood risk inland or away from major rivers because of interactions with drains, sewers and smaller watercourses.
- 5.3.9 There is a risk of flooding from groundwater-bearing chalk and limestone aquifers across the district. Recharge may increase in wetter winters, or decrease in drier summers.
- 5.3.10 Where appropriate, we need local studies to understand climate impacts in detail, including effects from other factors like land use. Sustainable development and drainage will help us adapt to climate change and manage the risk of damaging floods in future.
- 5.3.11 The pluvial modelling completed for the Surface Water Management Plan for London Borough of Tower Hamlets included a model scenario with an allowance for climate change over the next 100 years by increasing rainfall intensity by 30%.

## **5.4 Major Developments**

- 5.4.1 The Local Development Framework (LDF) for the London Borough of Tower Hamlets identifies growth areas in:
- Lower Lee Valley;
-

- Millenium Quarter and Crossharbour;
- Wapping;
- Fish Island;
- Bethnal Green North;
- Bishopsgate Goodsyards;
- Wood Wharf; and
- Ocean Estate.

5.4.2 In each instance an Area Action Plan will be produced to provide further guidance on how development should be brought forward.

5.4.3 In the case of four of the identified growth areas – Lower Lee Valley, Millenium Quarter and Crossharbour, Wood Wharf and Fish Island – development offers the opportunity to reduce flood risk in ‘critical drainage areas’ identified in the Surface Water Management Plan, as well as the potential to exacerbate existing problems.

## 5.5 Long Term Developments

### **Adapting to Change**

5.5.1 Past emission means some climate change is inevitable. It is essential we respond by planning ahead. We can prepare by understanding our current and future vulnerability to flooding, developing plans for increased resilience and building the capacity to adapt. Regular review and adherence to these plans is key to achieving long-term, sustainable benefits.

5.5.2 Although the broad climate change picture is clear, we have to make local decisions against deeper uncertainty. We will therefore consider a range of measures and retain flexibility to adapt. This approach, embodied within flood risk appraisal guidance, will help to ensure that we do not increase our vulnerability to flooding.

### **Long Term Developments**

5.5.3 It is possible that long term developments might affect the occurrence and significance of flooding. However current planning policy aims to prevent new development from increasing flood risk.

5.5.4 In England, Planning Policy Statement 25 (PPS25) on development and flood risk aims to "ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall."

5.5.5 In Wales, Technical Advice Note 15 (TAN15) on development and flood risk sets out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is "to direct new development away from those areas which are at high risk of flooding."

5.5.6 Adherence to Government policy ensures that new development does not increase local flood risk. However, in exceptional circumstances the Local Planning Authority may accept that flood risk can be increased contrary to Government policy, usually because of the wider benefits of a

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new or proposed major development. Any exceptions would not be expected to increase risk to levels which are "significant" (in terms of the Government's criteria).

## 6 Review of Indicative Flood Risk Areas

### 6.1 Extent of Flood Risk Areas

- 6.1.1 Appendix C shows the Indicative Flood Risk Areas that have been identified by the Environment Agency. Greater London, and the entirety of the London Borough of Tower Hamlets is shown to be included in an Indicative Flood Risk Area.

## 7 Next Steps

### 7.1 Scrutiny & Review

- 7.1.1 As the Lead Local Flood Authority, London Borough of Tower Hamlets is required to review and approve this PFRA in accordance with their own internal processes, such as consideration by Cabinet, Council or an overview and scrutiny committee. Table 8.1 sets out the scrutiny process for the London Borough of Tower Hamlets.

**Table 7-1 LB Tower Hamlets Scrutiny Process**

Stage	Requirements
1	Preparation of the PFRA by Capita Symonds with Scott Wilson
2	Review by LB Tower Hamlets representative on the Drain London Forum
3	Review by Team Manager
4	Review by Service Head
5	Sign off by Service Head
6	Issue of PFRA to the Environment Agency for Review

### 7.2 Data Collection & Management

- 7.2.1 As identified in Section 3.2, a number of data gaps have been identified that limit the capacity to accurately summarise the risk of flooding in the London Borough of Tower Hamlets from 'local' sources.
- 7.2.2 Key activities that could assist with addressing these gaps prior to the next round of PFRAs (expected in 2016):
- Investigation and recording of significant past flooding incidents (as discussed below);
  - Refining of the Drain London direct rainfall modelling in critical drainage areas to improve the understanding of flood mechanisms and flood hazard, and therefore whether the consequences of future flooding in these areas should be classified as significant;
  - Work in partnership with flood risk management organisations (e.g. Thames Water and the Environment Agency) to refine and share information on groundwater flooding and sewer flooding;

### 7.3 Incident Recording

- 7.3.1 The London Borough of Tower Hamlets propose to implement a system for recording local flood incidents across the borough. Where notification is given by the public, or other body, regarding flooding these will be recorded in a database provided through the Drain London

project and containing existing records of past flooding in the London Borough of Tower Hamlets.

## 7.4 Other FRR Requirements

- 7.4.1 In accordance with the Flood Risk Regulations, the London Borough of Tower Hamlets will prepare Flood Hazard and Flood Risk Maps for Flood Risk Areas, followed by a Flood Management Plan. The Surface Water Management Plan currently being prepared for the London Borough of Tower Hamlets is expected to deliver many of the other requirements in the first cycle of the Flood Risk Regulations.
  - 7.4.2 Once guidance on Flood Hazard Mapping and Flood Risk Management Plans is issued, the London Borough of Tower Hamlets will review its Surface Water Management Plan to determine compliance and any further work required.
  - 7.4.3 The next cycle of preparing PFRAs will begin in 2017.
-

## 8 References

Environment Agency, December 2010, Preliminary Flood Risk Assessment (PFRA) Final Guidance, Report GEHO1210BTGH-E-E

Environment Agency, December 2010, Preliminary Flood Risk Assessment (PFRA) Annexes to the Final Guidance, Report GEHO1210BTHF-E-E

Defra (2006) Flood and Coastal Defence Appraisal Guidance, FCDPAG3 Economic Appraisal, Supplementary Note to Operating Authorities – Climate Change Impacts October 2006.  
<http://www.defra.gov.uk/environment/flooding/documents/policy/guidance/fcdpag/fcd3climate.pdf>

Capita Symonds Ltd, 2011, Surface Water Management Plan (Draft) for London Borough of Tower Hamlets

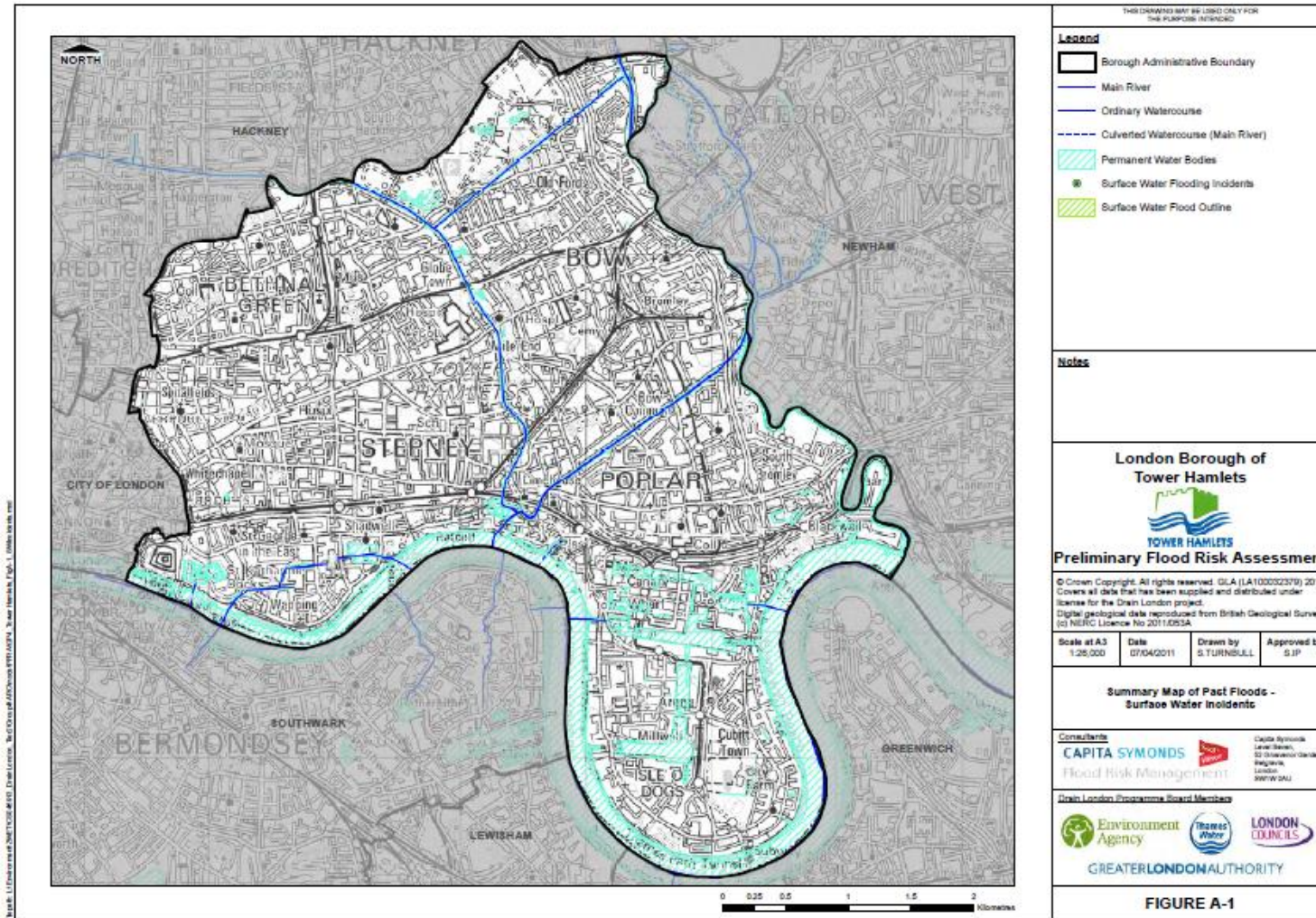
LB Tower Hamlets, December 2009, Core Strategy Development Plan Document 2025

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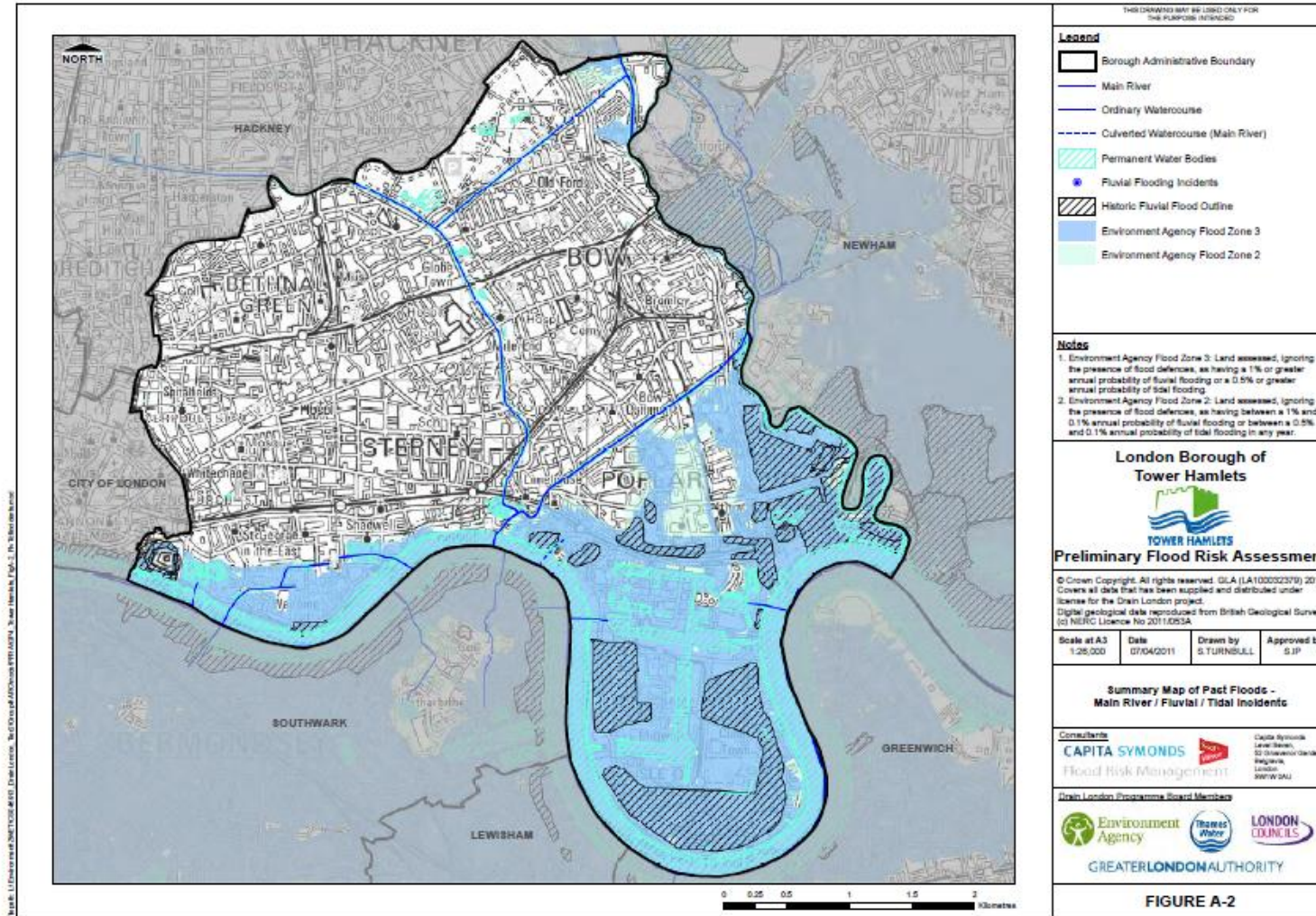


# Appendix A Past Floods

**Figure A-1** Surface Water Flooding Incidents

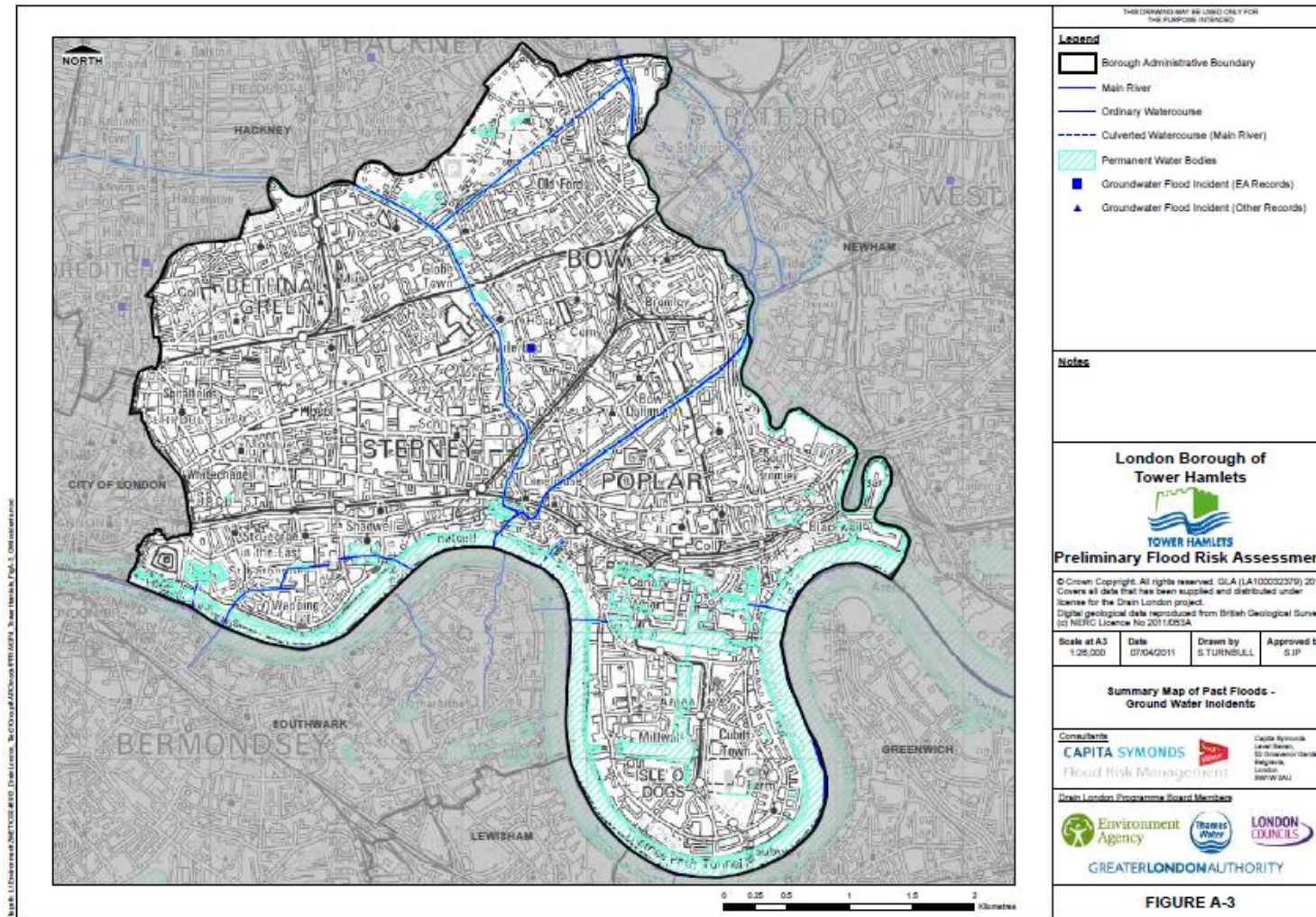


**Figure A-2 Main River / Fluvial / Tidal Flooding Incidents**

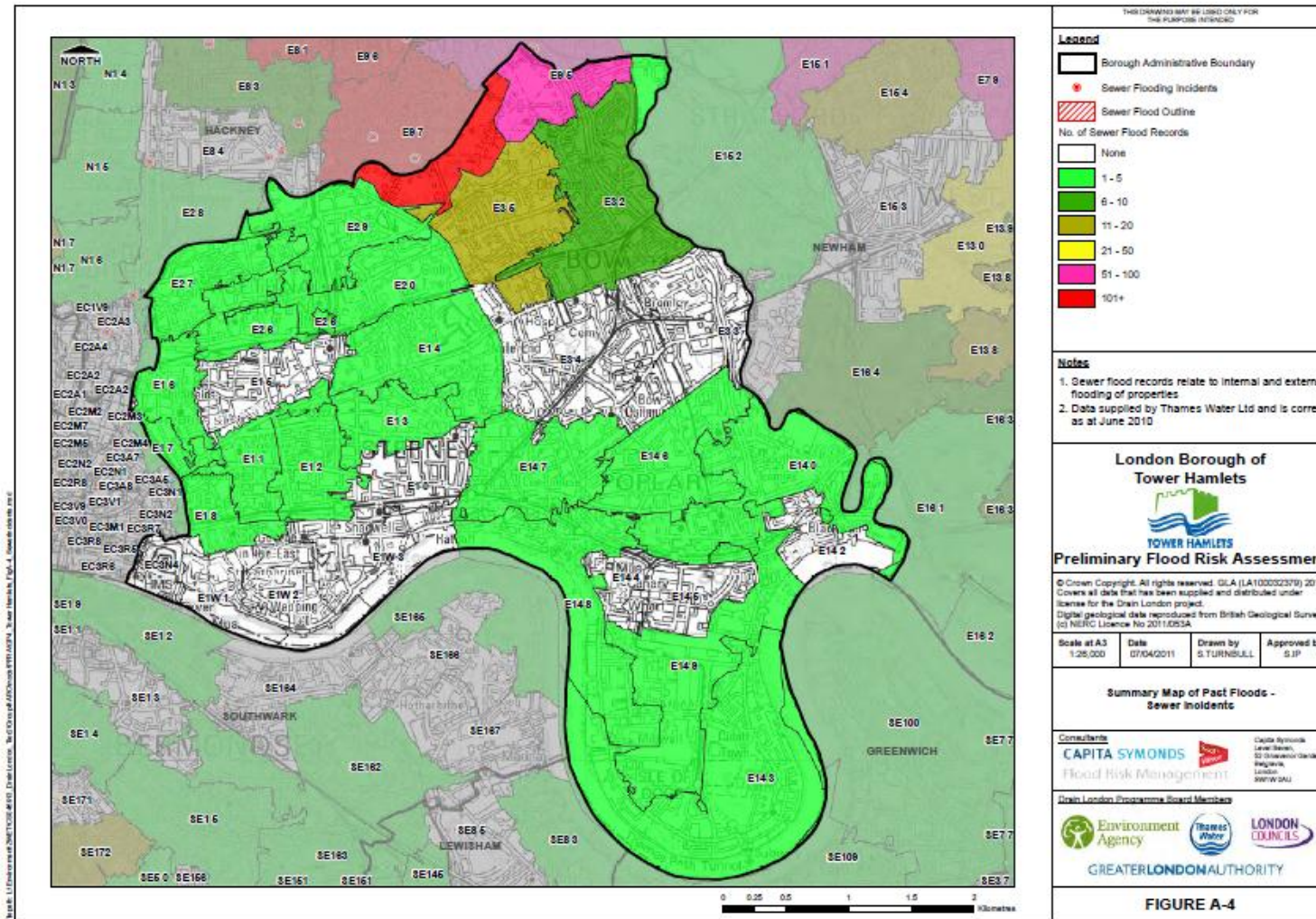




**Figure A-3** Groundwater Flooding Incidents

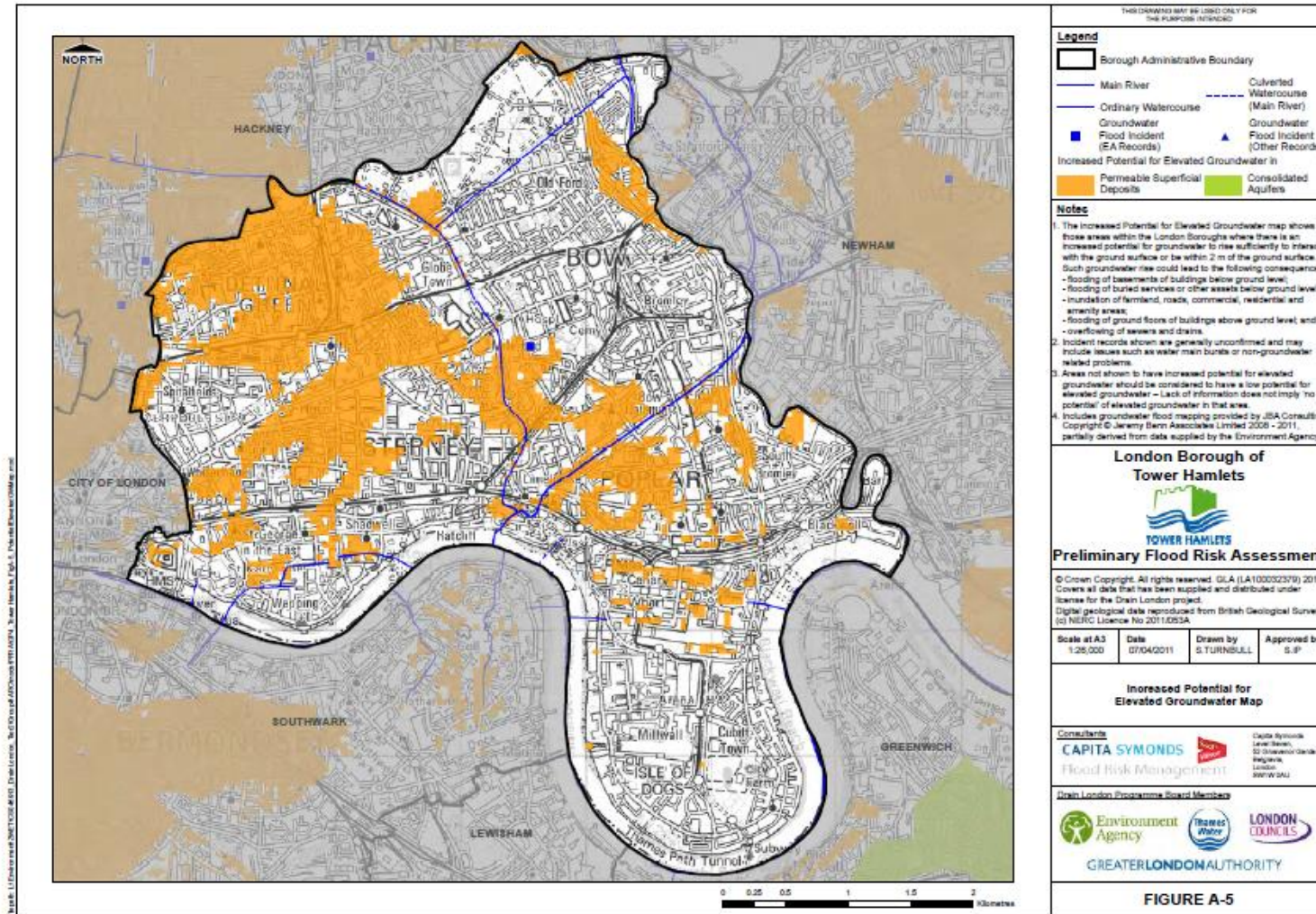


**Figure A-4** Sewer Flooding Incidents





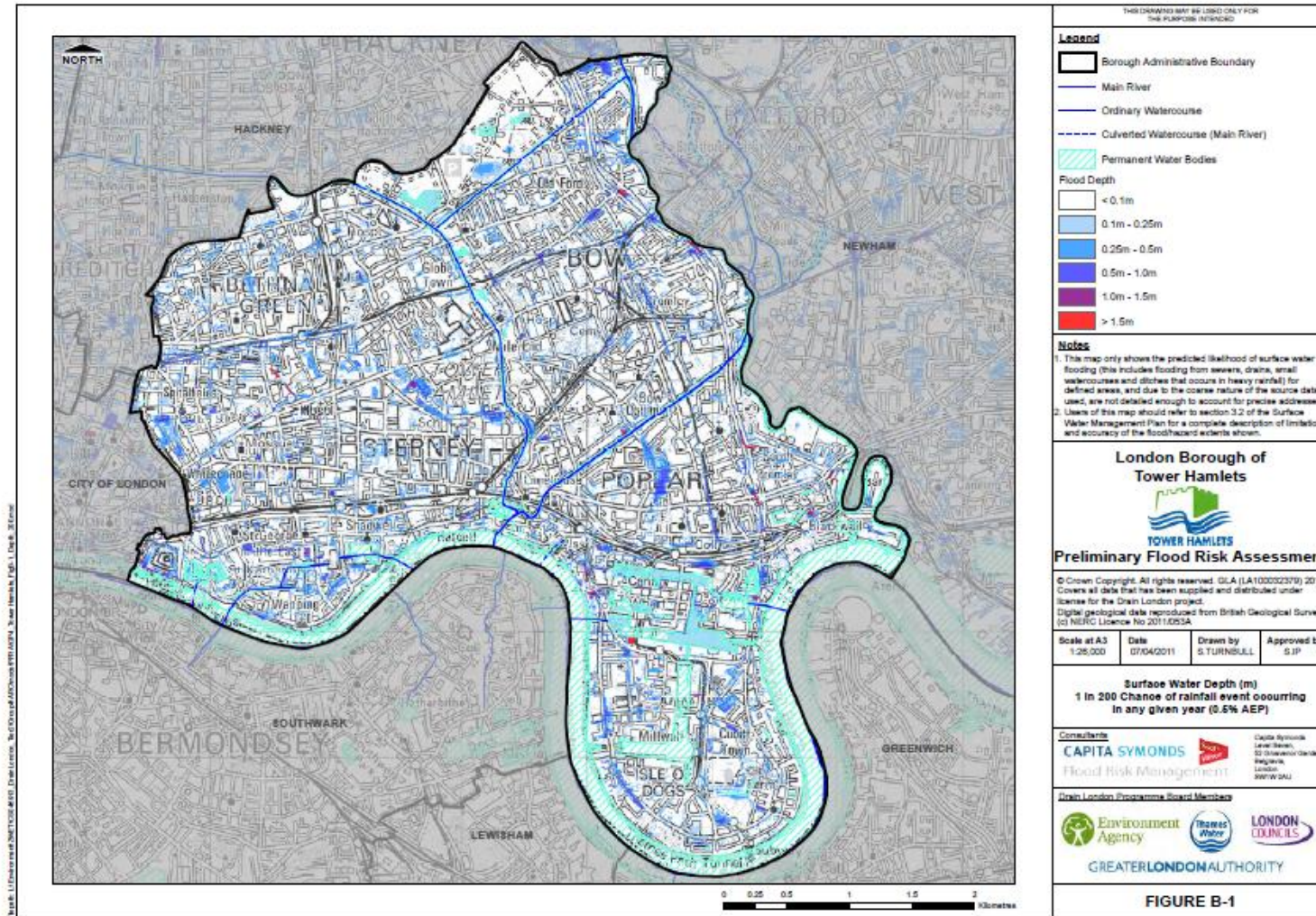
**Figure A-5 Increased Potential for Elevated Groundwater**





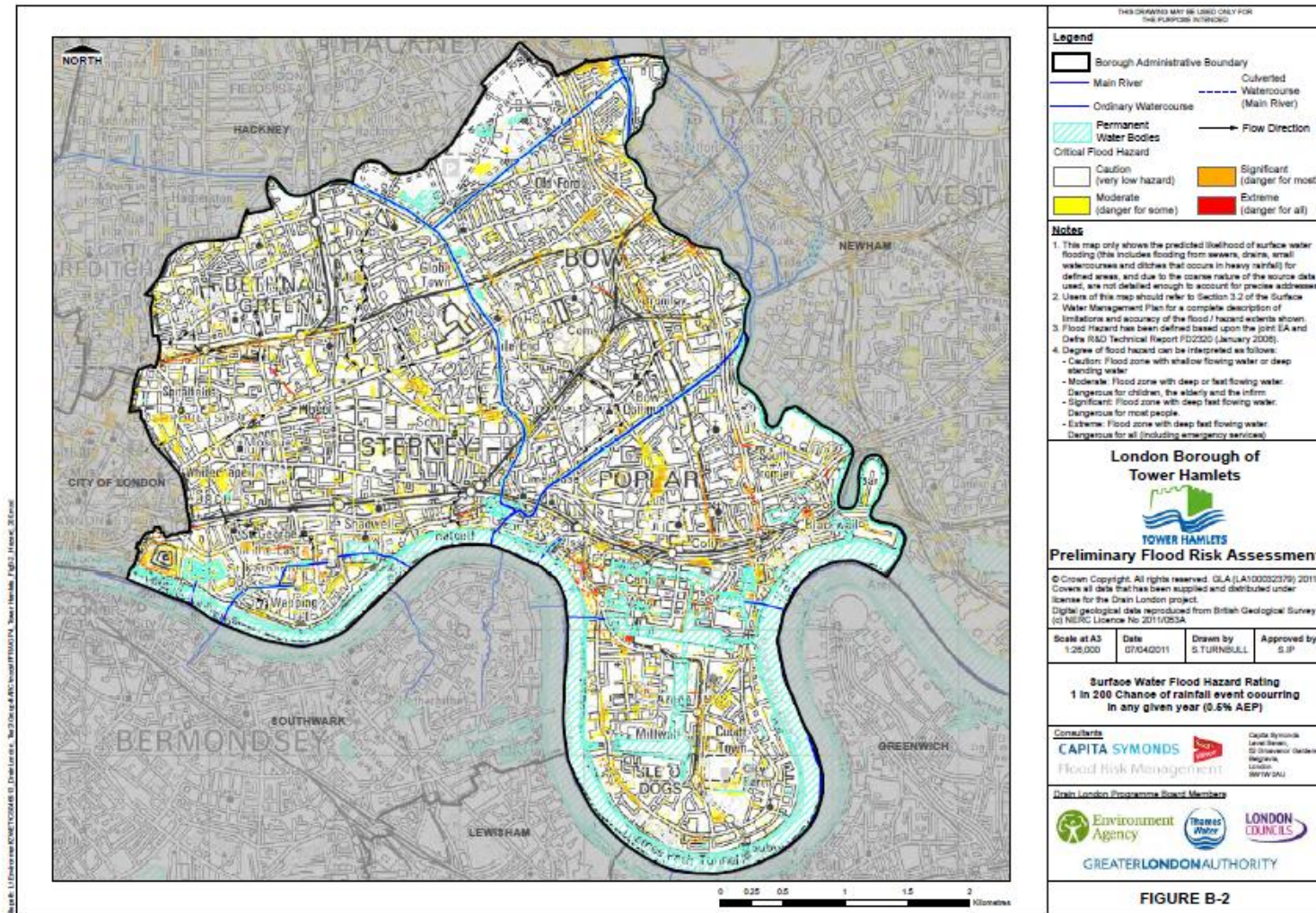
# Appendix B Future Floods

**Figure B-1** Maximum Flood Depth – 1 in 200yr Rainfall Event



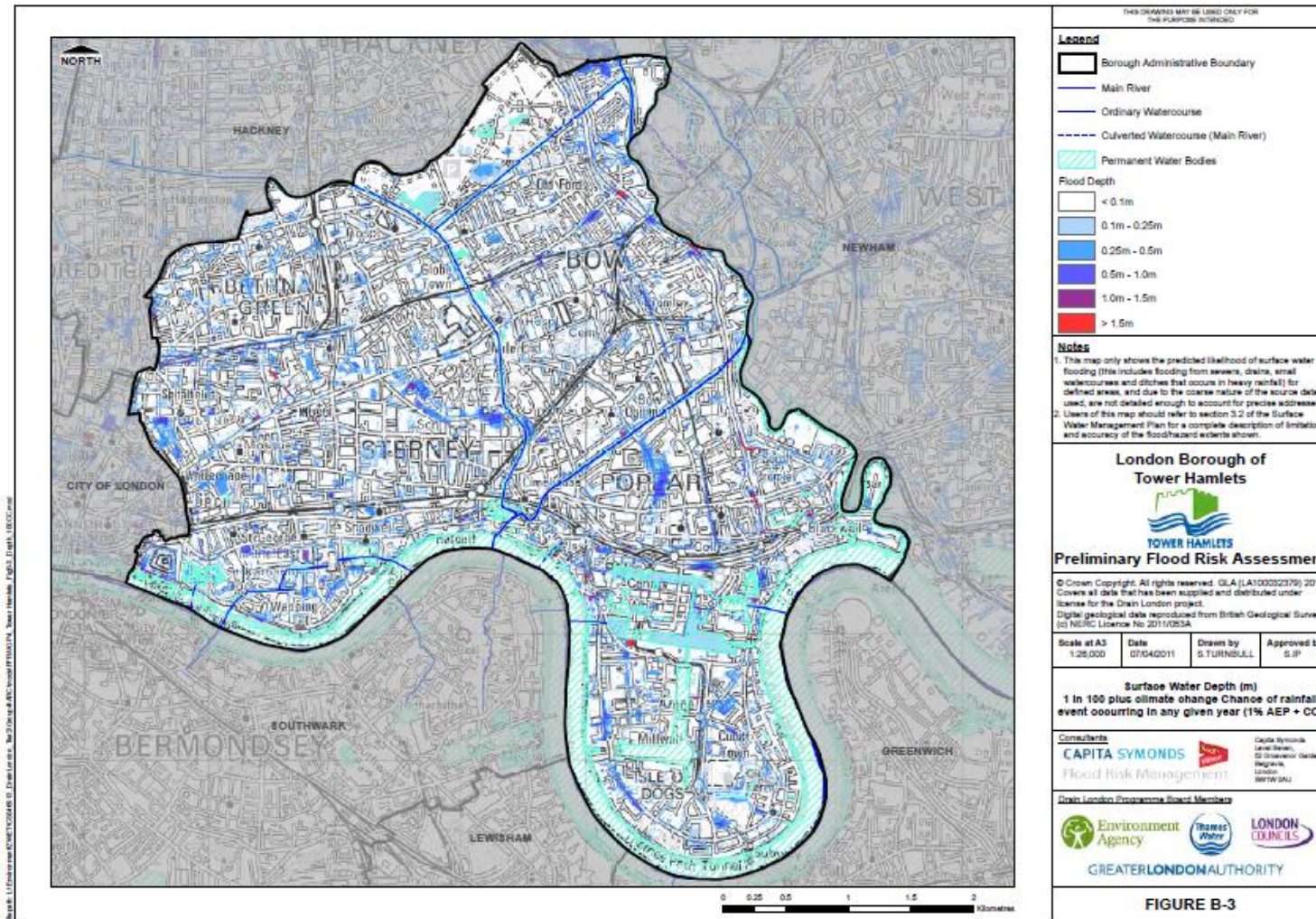


**Figure B-2 Flood Hazard & Flow Direction – 1 in 200yr Rainfall Event**



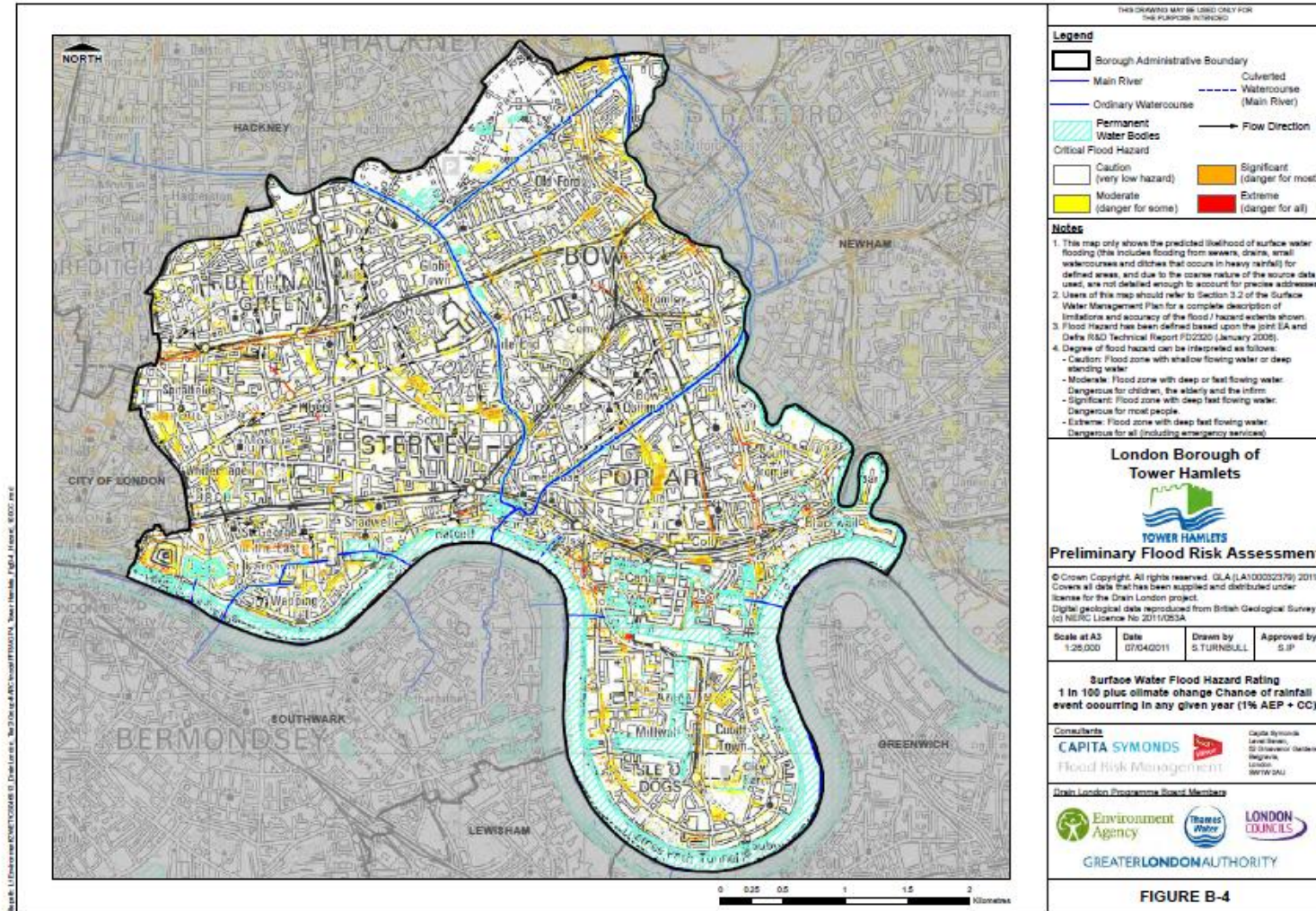


**Figure B-3** Maximum Flood Depth – 1 in 100yr Rainfall Event plus Climate Change

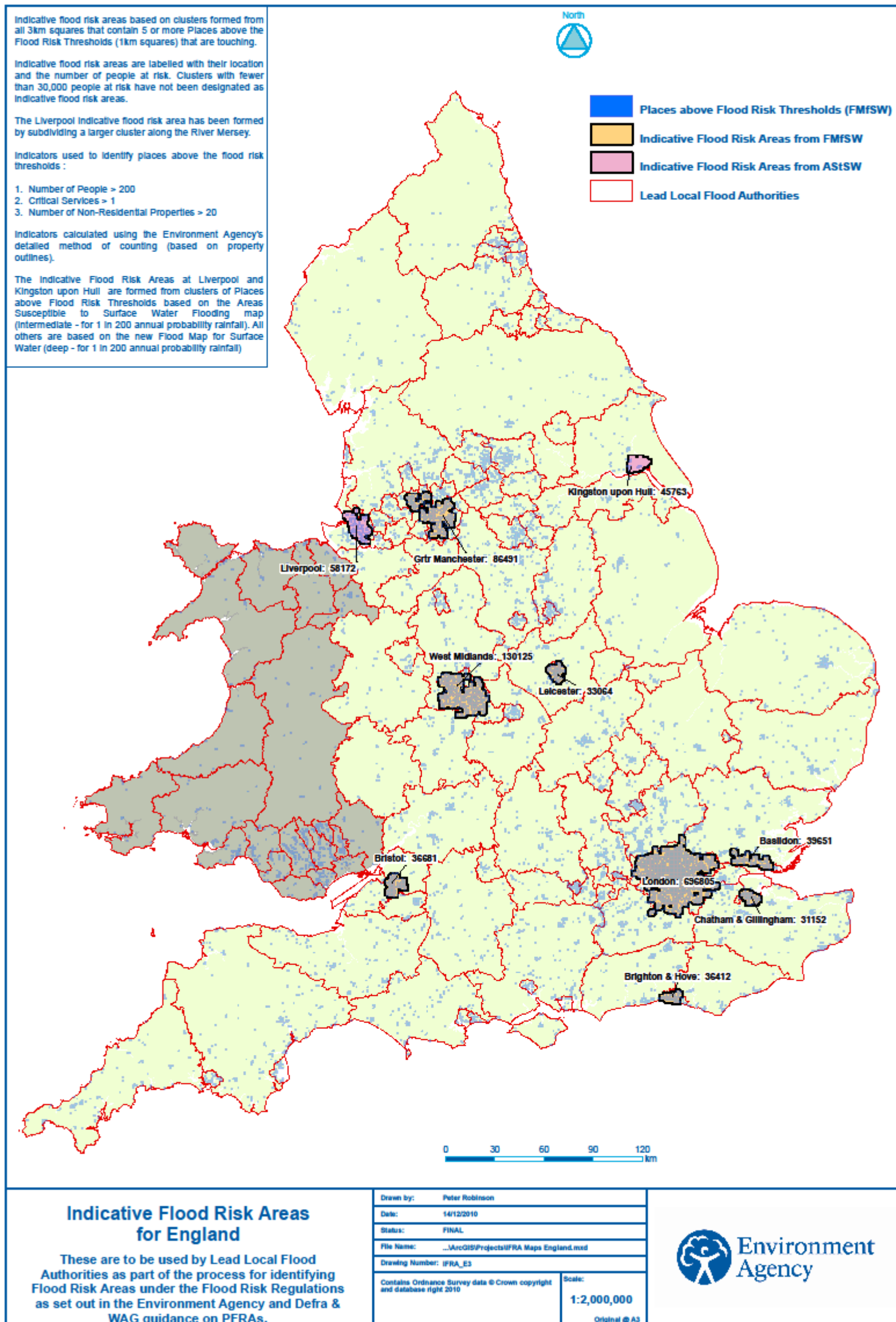




**Figure B-4 Flood Hazard & Flow Direction – 1 in 100yr Rainfall Event plus Climate Change**



## Appendix C Flood Risk Areas





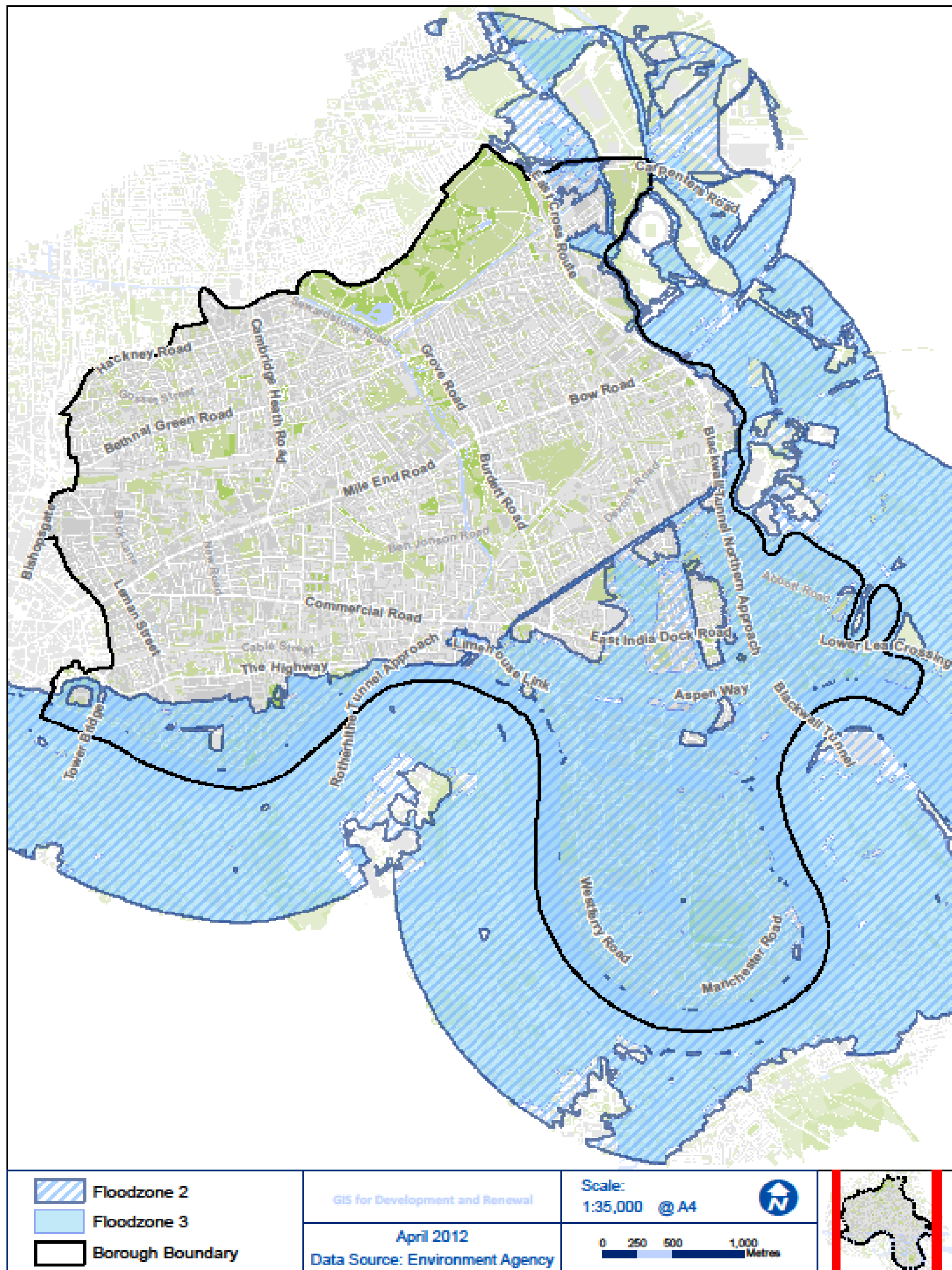
# Appendix D      Review Checklist

Preliminary Flood Risk Assessment Checklist				
LLFA Name:				
Checklist questions	Notes for completion	LLFA	Environment Agency area review	Environment Agency national review
<b>Step 1 Set up governance and develop partnerships</b>				
1.1	Have appropriate governance and partnership arrangements been set up?	Refer to section 2.3 of guidance. Governance and partnership arrangements should be to the satisfaction of the LLFA.		
1.2	Who in the LLFA reviewed the PFRA and when was it done?	Please state the review and approval process and when approval was gained e.g. Officer, Scrutiny Committee, Cabinet. Refer to Section 5 of the guidance.		
<b>Step 2 Determine appropriate data systems</b>				
2.1	Has a data management system been established and implemented?	See Annex 5 for information about data standards		
<b>Step 3 Collate information on past and future floods and their consequences</b>				
3.1	Has information been requested from all relevant partners?	See Flood Risk Regulations Part 6 Co-operation.		
3.2	Are there any gaps in available information? (This could include gaps which could have been filled but weren't, or gaps which couldn't be filled because the information wasn't available)	LLFAs - Are there gaps in certain locations, or for certain events that you are aware of, or for certain sources of flooding (such as groundwater). Respond with Yes/No and provide comments on any missing information. EA Review - Has all available information has been gathered and included?		
<b>Step 4 Determining locally agreed surface water information</b>				
4.1	Which dataset (or combination of datasets) has been determined as "locally agreed surface water information"?	LLFAs - Select from drop down. Refer to "Locally agreed surface water information" text box in section 3.5.1 (p.17) of guidance. EA review - Has this been agreed?		
4.2	Has the locally agreed surface water information been clearly stated and presented (on a map) in the Preliminary Assessment Report?	LLFAs - Select Yes/No from drop down list. Refer to "locally agreed surface water information" text box in section 3.5.1 (p.17) of guidance.		
4.3	If available, what is the total property count for locally agreed surface water information in the LLFA?	If known, please enter the total number of properties at risk in the LLFA.		
4.4	If applicable, has the method for counting properties been described in the Preliminary Assessment Report?	Refer to text box on page 17 of guidance		
4.5	Has available information on local drainage capacity (where used to inform the determination of locally agreed surface water information) been included in the report?	Refer to text box on page 17 of guidance. Information provided on drainage may inform options for any future improvements to the Flood Map for Surface Water.		
<b>Step 5 Complete Preliminary Assessment Report Document</b>				
5.1	Does the Preliminary Assessment Report cover all the content described in Annex 1 of the Environment Agency's PFRA guidance?	LLFAs - If the Preliminary Assessment Report contains all the content described in Annex 2 of the PFRA guidance, respond with a 'Yes'. If there are some elements missing, please provide a brief explanation. EA Review - Include comments on any missing content.		
5.2	Has a summary table of flood events been produced?	Refer to section 3.4 and 3.5 of guidance		
5.3	Has a description of past flood events been included?	Refer to section 3.4 and 3.5 of guidance		
5.4	Has additional information been included on climate change and long term developments?	Refer to 3.6 of guidance. Standard text has been provided for Preliminary Assessment Reports which meets the minimum requirements of the Flood Risk Regulations. Please respond with Yes or No, and if additional information has been included, please state the information source(s)		
<b>Step 6 Record information on past and future floods with significant consequences in spreadsheet</b>				
6.1	Are records of past flooding with significant harmful consequences recorded on the Preliminary Assessment Report spreadsheet (Annex 1 of Preliminary Assessment Report) ?	LLFAs - past flooding should be recorded on the spreadsheet and included as Annex 1 of the Preliminary Assessment Report. EA review - Are all the mandatory fields complete?		
6.2	Are there any past floods with significant harmful consequences that have not been recorded? If so, please explain why not.	LLFAs - Respond with Yes or No. If No, provide additional information e.g. anecdotal information on flood, but not enough evidence to include EA review - Do you agree with LLFA response and comments?		
6.3	Have any additional records of future flooding (other than the national dataset information which is already completed) been recorded on the future flooding Preliminary Assessment Report spreadsheet (Annex 2 of Preliminary Assessment Report)	LLFAs - future flooding information should be recorded on the spreadsheet and included as Annex 2 of the Preliminary Assessment Report. EA review - Are all mandatory fields complete?		
<b>Step 7 Illustrate information on past and future floods</b>				
7.1	Have summary maps been produced for past and future floods?	Refer to section 3.4 and 3.5 of guidance		
<b>Step 8 Review indicative Flood Risk Areas</b>				
8.1	Is your LLFA within an indicative Flood Risk Area?	Indicative Flood Risk Areas were provided to LLFAs by the Environment Agency in December 2010.		
8.2	If the answer to 8.1 is yes, have you reviewed it using the locally agreed surface water information, and relevant local information in the Preliminary Assessment Report?	Refer to section 4 of guidance. LLFAs should identify whether they have reviewed against local information or just used the indicative Flood Risk Area information provided by the Environment Agency.		
<b>Step 9 Identify Flood Risk Areas</b>				
9.1	Is a Flood Risk Area proposed?	LLFA - select a response from the drop down list and then complete the relevant questions 9.1.1 - 9.1.5. (NB. Indicative Flood Risk Areas can be amended due to Geography, past flooding and/or future flooding.)		
9.1.1	If the proposed Flood Risk Area is exactly the same as the indicative Flood Risk Area, please confirm.	LLFA - please confirm that the boundary of the indicative Flood Risk Area has not been changed and no change has been made to the flood risk indicators. EA review - please confirm		
9.1.2	If changes have been made to the indicative Flood Risk Area because of geography, please identify what changes have been made.	Use the drop down list to identify the reasons for the change. Options are the same as the table on page 26 of the PFRA guidance. EA review - please confirm evidence supports change		
9.1.3	If changes have been made to the indicative Flood Risk Area because of past / historic flooding, please indicate the changes and the reasons why.	LLFA - identify the scale of the changes made e.g. major/minor increase or decrease in size of Flood Risk Area and the source of information used e.g. records of historic flooding. EA review - confirm scale of the changes made and provide indication of confidence in the evidence provided e.g. anecdotal evidence versus detailed report on flooding event		
9.1.4	If changes have been made to the indicative Flood Risk Areas because of future flooding, please indicate the changes and the reasons why.	LLFA - identify the scale of the changes made e.g. major/minor increase or decrease in size of Flood Risk Area and the source of information used e.g. detailed modelling as part of SWMP. EA review - confirm scale of the changes made and indication of confidence in the evidence		
9.1.5	If a new Flood Risk Area is being proposed, does it meet the Defra / WAG thresholds?	Criteria and thresholds are set out in the Defra/WAG guidance on selecting and reviewing Flood Risk Areas for local sources of flooding EA review - identify the evidence provided to support this and indicate degree of confidence in the evidence.		
9.2	Does the proposed Flood Risk Area include flooding from interactions with main river, reservoirs or the sea?	LLFAs should respond with Yes or No. EA Review - Summarise the location and nature of interactions i.e. river or sea.		
9.3	Has an indicative Flood Risk Area been deleted?	LLFA - Respond with Yes/No and if an indicative Flood Risk Area has been deleted please provide a short description why. EA - confirm the evidence presented to support this is aligned to 'locally agreed surface water information'		
<b>Step 10 Record information including rationale - ONLY COMPLETE IF ANSWER TO 9.1 IS YES</b>				
10.1	If proposing Flood Risk Areas, have the mandatory fields in the spreadsheet been completed?	LLFAs - the spreadsheet indicates mandatory columns to be completed. EA Review - Are all mandatory fields complete?		
10.2	Has a rationale and evidence for amending/adding/deleting Flood Risk Areas been included in the Preliminary Assessment Report?	LLFAs - Refer to Table 5 on page 26 of the PFRA guidance and Annexes A-D of the Defra/WAG Guidance. Rationale should be included in "Identification of Flood Risk Areas" section of Preliminary Assessment Report. EA Review - Confirm that supporting evidence for any amendments/additions/deletions has been provided in the Preliminary Assessment Report and annexes		

## Appendix E GIS Layer of Flood Risk Area(s)

Provided to the Drain London board for a pan-London submission to the Environment Agency

### London Borough of Tower Hamlets Flood Risk



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