

TE2100 action plan: action zone 2 – central London

Action plan for zone 2 – table A.2.

10 actions identified

Description of the policy units

- Wandsworth to Deptford
- London City

Table A.2. describes the 10 actions for Zone 2 – central London which have been identified through the TE2100 Plan. The actions are described under the following headings:

- TE2100 recommended actions (and whether or not costs for this have been included in the TE2100 Plan)
- Implementation partners
- How this will be achieved
- How your response can help us finalise the TE2100 Plan.



Do you consider that we have identified the right strategic options for managing tidal flood risk in the Thames estuary, and do you agree with the final preferred options?



Do you agree with the actions identified in our action plans and the timing of those actions?



Do you agree with the mechanisms we have set out to deliver the action plans?



Have we identified the right partner organisations to deliver our action plans and are you, or your organisation, able to contribute to these actions?

Policy unit – Wandsworth to Deptford

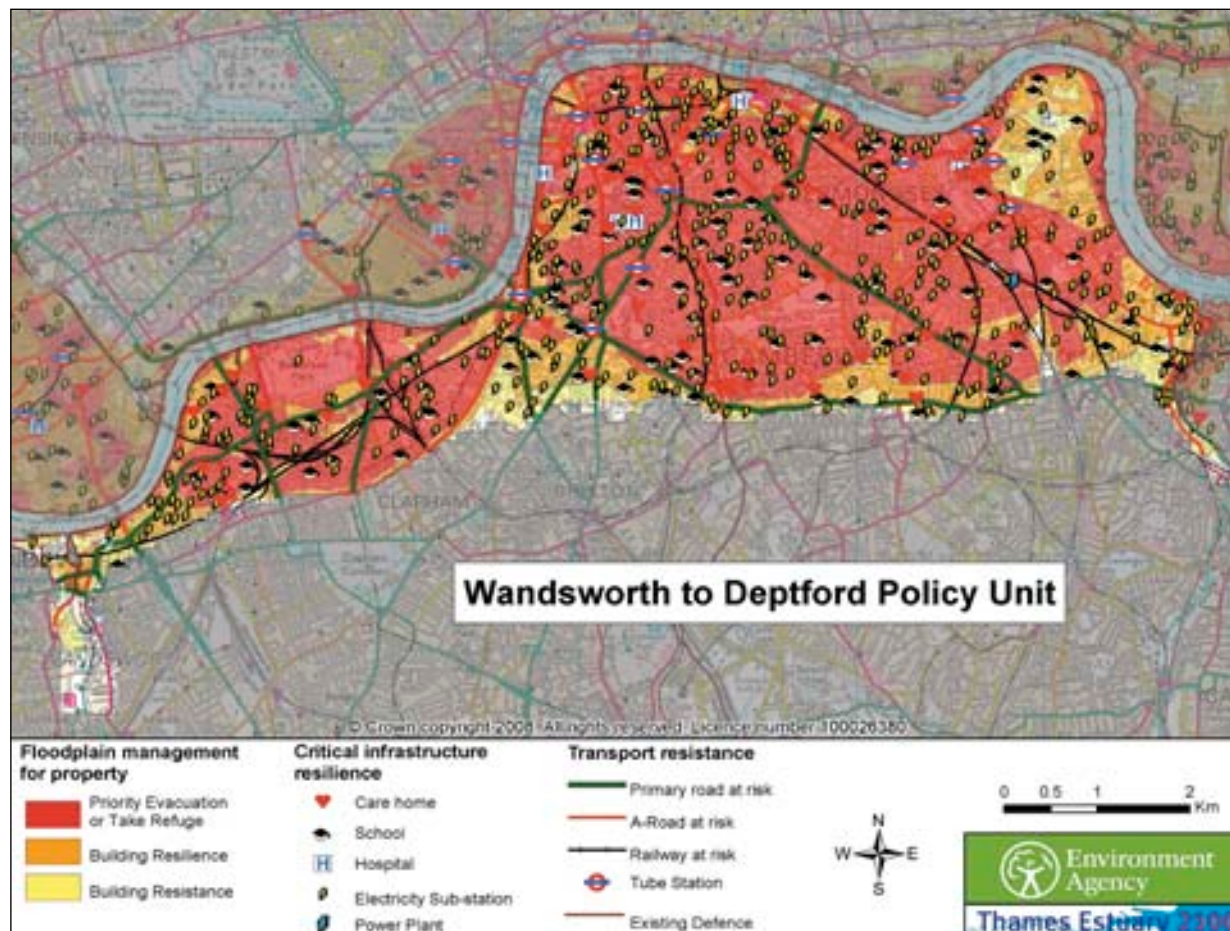
Policy: The selected policy for Wandsworth to Deptford is policy **P5** to take further action to reduce flood risk.

Description

Wandsworth to Deptford has the largest developed area of any of the TE2100 policy units. It is almost continuously developed and includes major urban centres, residential areas, industry, commerce, and some of London’s main transport terminals. It is also a very established area and redevelopments are generally relatively small sites compared with the areas of major regeneration further downriver. It includes a large number of old riverside warehouses, but the redevelopment of these frontages is largely complete.

There are 10 underground stations and three major railway termini in the tidal flood risk area. There are also 32 care homes, 93 schools, three hospitals and over 200 electricity substations potentially at risk. This makes the Wandsworth to Deptford policy unit one of the most vulnerable in the TE2100 area to flood risk in the event of a failure or overtopping of the defences.

The ground level in much of the policy unit is low at 2 m AOD (above ordnance datum) or less, whereas the level on the Thames frontage is



At risk in Wandsworth to Deptford policy unit

TE2100 action plan: action zone 2 – central London

generally higher (typically 3 m AOD or more). Thus there would be great difficulty evacuating floodwater should flooding occur. There is continuous riverside public access from Tower Bridge to Vauxhall.

Many parts of the Wandsworth to Deptford policy unit are particularly vulnerable to flooding because they are low-lying and contain a very large residential and business population. There is also the potential for extensive pluvial (heavy, prolonged rainfall) and urban drainage flooding.

Sources of flooding

- Tidal from the Thames upriver of the Thames Barrier (probability 0.1% per annum or less frequent, barrier controlled) but potential flood depths up to 4 m if the Thames Barrier failed.
- Fluvial from the River Wandle (probability 3% per annum).
- There is also a risk of flooding from pluvial (heavy rainfall) and urban drainage sources. This could potentially be very serious, bearing in mind the size of the Wandsworth to Deptford policy unit and the fact that there are large low-lying areas that would be difficult to drain.
- Groundwater flooding from superficial strata, possibly connected to Thames levels.



The Embankment

Existing flood risk management system

- The Thames Barrier, to control tidal water levels.
- Secondary tidal flood defences along the Thames frontage and the lower reach of the River Wandle.
- 11 combined sewer overflows (CSOs) for urban drainage flood mitigation.
- Flood forecasting and warning.

Note that the River Ravensbourne which borders this policy unit is covered in the Greenwich policy unit.

Policy context

The Wandsworth to Deptford policy unit lies within the Thames CFMP (Catchment Flood Management Plan) area. The western part of the unit is also in the reach covered by the Thames Strategy Kew to Chelsea, which gives clear guidance on where and how the Estuary frontage could be improved.

There are locations where development is planned on or near the Estuary frontage. These development projects provide opportunities to enhance the frontage and the defences.

Vision

Our vision for the Wandsworth to Deptford policy unit is to provide an environment that has a lower flood risk than now (because of the concentration of people and property at risk) and where flood defences are integrated into the landscape.

The policy unit is very diverse and the ways in which the landscape could be enhanced vary. There is also a need to raise awareness of the flood risk as the consequences of flooding would be severe. Flood risk should be taken into account in land use planning and new development.

Local issues and choices

Suggested local choices are essentially the same as for west London except that tidal defences on

TE2100 action plan: **action zone 2** – central London

the lower reach of the River Wandle will require raising for estuary-wide options – and there is ample justification to do this. Local choices to manage local sources of flooding are particular to this policy unit and are described below.

Flood risk management Policy **P5** applies in this policy unit so a higher standard of protection is justified. This will be provided by the Thames Barrier for tidal flood risk for the foreseeable future. Fluvial flooding from the Thames is unlikely to be a problem for this policy unit because fluvial flood levels would not overtop the defences – although there may be a problem with fluvial and pluvial flooding occurring behind the tidal defences.

There is a possibility that there are opportunities for setting back defences and improving the riverside amenity and habitats. A combination of defence realignment and floodplain management could reduce the impacts of flooding to existing properties and other assets located in the floodable areas on the river side of realigned defences, like the approach used around the Tate Modern at Bankside.

However, when considering this approach it must be remembered that although set-back defences



The Southbank

would improve the riverside environment, flooding could occur several times per year and the annual frequency will increase. It is important that the public and businesses are aware of these issues when responding to this consultation.

Accretion of the river bed is occurring at Deptford, Rotherhithe and Lambeth. This may provide opportunities to improve the ecological capacity and appearance of these frontages.

TE2100 action plan: **action zone 2** – central London

Deptford Creek five years ago

Erosion of the river bed is occurring at Southwark and Battersea. It may be necessary to set the defence line back when the defences are upgraded to avoid erosion damage to the defences.

Measures will also be needed to provide flood protection for the docks if the defences are raised, possibly by incorporating a flood gate into the dock gates.

The Wandsworth to Deptford policy unit is a very large, flat and low-lying area. It has a high potential for pluvial (from intense or prolonged rainfall) and urban drainage flooding in much of the area. Pluvial flooding will be exacerbated by shortcomings in the urban drainage system.

In addition, there is the potential for groundwater flooding via permeable superficial deposits that connect the Estuary with the floodplain.

These sources of flooding have only been investigated at a strategic level. Further work would be needed to develop mitigation options, and management of local flood risk will be considered during consultation. This is contained in our action plan.



Do you understand our assessment for the Wandsworth to Deptford policy unit?



Do you agree with it?

Policy unit – London City

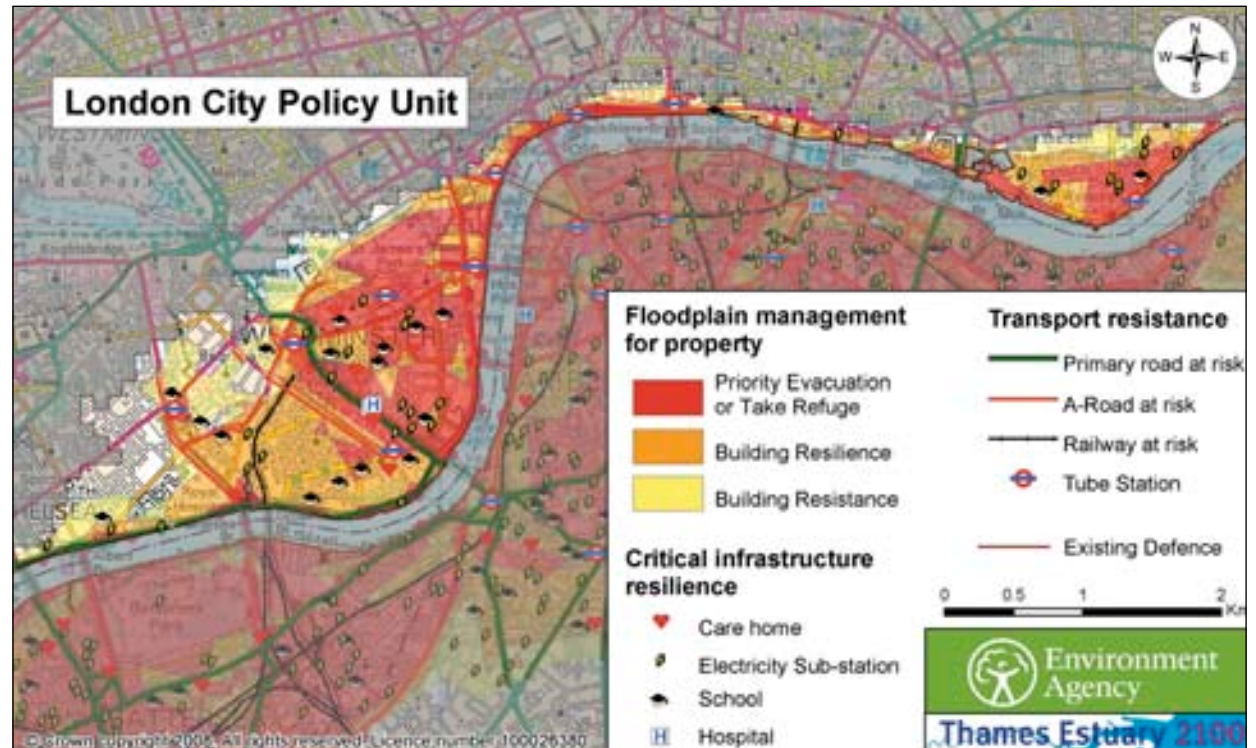
Policy: The selected policy for London City is policy **P5** to take further action to reduce flood risk.

Description

London City policy unit includes much of Westminster, part of Wapping and a narrow strip along the north bank of the Thames between Charing Cross and London Bridge. The policy unit includes two World Heritage Sites (Palace of Westminster and the Tower of London) and many other historic buildings. It is also a very established area, with limited redevelopment opportunities. Much of the transformation of the old warehouses to new uses is complete and the river frontage already has some established public open spaces.

Although it covers a relatively small area, the London City policy unit contains a high number of vulnerable sites in addition to the seat of government and the heritage sites noted above. Within the policy unit there also are eight underground stations, 19 schools, 29 electricity substations and a hospital.

Public access for much of the frontage is via footpaths adjacent to main roads. Further east in the old warehouse areas, there are buildings on the river frontage and access routes are set back.



At risk in London City policy unit

There are defences along the river frontage, some of which are incorporated into buildings.

Sources of flooding

- Tidal from the Thames upriver of the Thames Barrier (probability 0.1% per annum or less frequent, barrier controlled), flood depths up to 3 m if the Thames Barrier failed.
- There is a risk of flooding from pluvial and urban drainage sources, particularly in the Westminster area.



HMS Belfast

- Groundwater flooding from superficial strata, possibly connected to Thames water levels.

Existing flood risk management system

- The Thames Barrier, to control tidal water levels.
- Secondary tidal flood defences along the Thames frontage.
- 22 combined sewer overflows (CSOs) for urban drainage flood mitigation.
- Flood forecasting and warning.

Policy context

The policy unit lies within the Thames CFMP area.

There are locations where development is planned on or near the Estuary frontage. These provide opportunities to enhance the frontage and the defences.

Vision

Our vision for the London City policy unit is to provide an environment that has low flood risk and where flood defences are integrated into the environment. This policy unit contains some of the most important public areas in London, and the appearance of defences and maintaining views is of paramount importance. There is also a need to raise awareness of the flood risk for residents, commuters and tourists.

Local issues and choices

Where flood risk management policy **P5** applies, a higher standard of protection is needed. This will be provided by the Thames Barrier for tidal flood risk for the foreseeable future. Fluvial flooding from the Thames is unlikely to be a problem for this policy unit because fluvial flood levels would not overtop the defences – although there may be fluvial/pluvial flood risk from behind the tidal defences.

There is a possibility that defence raising for tidal flood risk management may not be acceptable in all areas because of the adverse impact on the riverside. Wherever possible, opportunities should be taken to set the defences back into the urban landscape – recognising that the areas to the riverside of the defences would be inundated by the tide from time to time. The Tate Modern on the south bank of the river is an example of where this has been successfully achieved through a development project. The riverside environment is greatly improved, safety is maintained and the defences are easier to maintain.

Accretion of the river bed is occurring at Wapping and Westminster. This may provide opportunities to improve the ecological capacity and appearance of these frontages.



Palace of Westminster

There is a risk of pluvial and urban drainage in the Westminster part of this policy unit. Flooding from the urban drainage system could potentially result from sewer capacity, pump station failure and tide-locking of outfalls.

Whilst generic mitigation responses have been identified for flooding from local sources, these have not been designed or assessed in any detail. Management of this local flood risk will be considered during the consultation.



Do you understand our assessment for the London City policy unit?



Do you agree with it?

There are long lengths of eroding foreshore at Shadwell, Blackfriars, Pimlico and Chelsea. It may be necessary to set the defence line back when the defences are upgraded to avoid erosion damage to the defences.


Measures will be needed to provide flood protection for the dock entrances if the defences are raised, possibly by incorporating a flood gate into the dock gates.

TE2100 action plan: **action zone 2** – central London


Table A.2. – Policy units

■ Wandsworth to Deptford **P5** ■ London City **P5**


[Note that all dates are based on government's current guidance on climate change – the TE2100 Plan will be reviewed and updated if these predictions change]

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.1. TE2100 Plan informs the development and revision of local authority strategic flood risk assessments (SFRAs) and flood plans.</p> <p><i>(Cost of implementing this action not included in TE2100 Plan, but TE2100 data and information will be available to assist)</i></p>	<p>Environment Agency</p> <p>London Boroughs in action zone 2:</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham • LB Kensington & Chelsea • LB Tower Hamlets <p>Westminster City Council</p> <p>City of London</p> <p>Central London Local Resilience Forum</p>	<p>TE2100 information is provided to local authorities preparing flood plans to ensure robust capability testing.</p> <p>TE2100 information is provided to London Resilience Forum to inform Community Risk Registers and support exercises.</p> <p>Local authority flood plans are developed with an understanding of TE2100 recommendations and data.</p> <p>A community engagement programme to ensure the public, businesses and other groups understand, are involved in and support the flood plans.</p>	<p>Implementation partners: Do your flood plans include the findings and recommendations from TE2100? Do you have enough information from us to develop your flood plans so that they are informed by TE2100? Your response will guide the development of our implementation blueprint during 2009 and improve arrangements for partnership working.</p> <p>Landowners, the public, business and other interested groups: The Thames Barrier provides very reliable protection to central London against surge tides and when the Thames Barrier is not closed, the river walls provide protection to low-lying areas. But should there be a failure of a defence or an extreme event which overtops the defences, low-lying areas of central London would flood as shown on the policy unit “at risk” maps. Flood plans will set out arrangements for managing this sort of emergency. If you have views on this, please let us know and we will share them with the Authorities responsible for preparing the flood plans.</p>

TE2100 action plan: action zone 2 – central London




	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.2. To agree a programme to provide local flood protection, resilience and emergency plans for vulnerable key sites in the Wandsworth to Deptford policy unit.</p> <p>[Note: There are ten underground stations and three major railway termini in the tidal flood risk area. There are also 32 care homes, 93 schools, three hospitals and over 200 electricity sub stations potentially at risk. This makes the Wandsworth to Deptford policy unit one of the most vulnerable in the TE2100 area in the event of a failure or overtopping of the defences.</p> <p>Underground stations are particularly vulnerable in central London as the network will flood and will require evacuation plans and emergency measures]</p> <p><i>(Cost of implementing this action not included in TE2100 Plan, but TE2100 data and information will be available to assist)</i></p>	<p>Environment Agency</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham <p>Central London Local Resilience Forum</p> <p>Transport for London</p> <p>Rail Service Providers</p> <p>NHS Trusts</p> <p>Board of Education</p> <p>EDF Energy</p> <p>Thames Water</p> <p>Other site owners</p>	<p>We will discuss with our implementation partners to agree strategic scope of measures required.</p> <p>Agreement between implementation partners on the strategic approach for protection or reliance of assets, timescale and roles and responsibilities.</p> <p>All site owners supportive of approach and confidence maintained.</p> <p>Floodplain management measures in place or planned within 25 years, refer to flood risk in our policy unit maps for our view of vulnerable assets.</p>	<p>Implementation partners: Are you aware of the risks and particular vulnerability of the Wandsworth to Deptford policy unit? Do you agree with our assessment of the vulnerable assets in the central London action zone? Do you have arrangements in place for the scope of works required for the properties/areas in which you have an interest? Can the Environment Agency assist with this through implementation of action A.2.2?</p> <p>Landowners, the public, business and other interested groups: We would be interested to hear your views to assist us in planning the implementation of action A.2.2. particularly if you live, work or have interests in this area.</p>

TE2100 action plan: **action zone 2** – central London

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.3. To agree partnership arrangements and principles to ensure that new development in the central London tidal risk area is safe, and that where possible applies PPS25 to actually reduce the consequence of flood risk – particularly in the Wandsworth to Deptford policy unit because of it's vulnerability.</p> <p>For flood risk management to be factored into the planning process at all levels for the first 25 years from 2010 to 2034. There is need for greater clarity over methods and procedures for safety in new development behind defences. Environment Agency and local authority staff are providing advice to developers and responding to difficult planning applications.</p> <p><i>(Cost of implementing this action not included in TE2100 Plan, but TE2100 data and information will be available to assist)</i></p>	<p>Environment Agency GLA & LDA Spatial and emergency planners</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham • LB Kensington & Chelsea • LB Tower Hamlets <p>Westminster City Council City of London Developers & Architects</p>	<p>TE2100 Plan and information informs London Plan and Local Development Frameworks (LDFs) and future revisions.</p> <p>Local authorities and our planning staff require guidance for applying the principles of PPS25⁷ to the complexities of central London's defended tidal floodplain.</p> <p>We will work with implementation partners and CLG to develop guidance for development in London defended tidal floodplain.</p>	<p>Implementation partners: Are your LDFs supported by sustainability appraisals that include local tidal flood risk and the implications of climate change? If not, does the TE2100 Plan provide you with the information you need to do this? If guidance is produced to provide interpretation of PPS25 in a defended area, what sort of information would be most helpful to you? Would you be able to assist the Environment Agency in preparing the guidance – and would it be useful to you?</p> <p>Landowners, the public, business and other interested groups: We would be interested to hear your views to assist us in planning the implementation of this action A.2.3. particularly if you have had experience (good or bad) of dealing with us and other authorities over planning and building by the river and in the central London tidal floodplain.</p>



⁷ Planning Policy Statement No. 25 Development and Flood Risk (CLG 2006)

TE2100 action plan: **action zone 2** – central London


	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.4.</p> <p>To review and maintain from 2035 to 2069 the partnership arrangements and principles for development and flood risk management established in the first 25 years of our Plan.</p>	As above	Guidance is updated to reflect changing needs. The TE2100 10-yearly update to include review of action A.2.3. and recommend any changes or developments.	We cannot know what institutional arrangements will be in place during this period or what pressures there will be on the environment. We do know that for central London to continue to thrive, flood risk management must continue to be integrated into the spatial planning process. If you would like to help shape the development of these arrangements then please let us have your views.
	<p>A.2.5.</p> <p>To review and maintain from 2070 and into the 22nd century the partnership arrangements and principles for development and flood risk management established in the middle years of the Plan.</p>	As above	TE2100 10-yearly update to include review of action A.2.4. and recommend further action. Guidance is updated to reflect changing needs.	Flood risk management continues to be integrated into the spatial planning process into the 22nd century. If you have views on how the relationship between spatial planning and flood risk management should be developing in central London as we prepare for the 22nd century, then please respond to this action A.2.5.
	<p>A.2.6.</p> <p>To maintain, enhance or replace, the river defence walls and active structures through central London over the first 25 years of the Plan from 2010 to 2034.</p> <p>[Note: This is a continuation of our current activities to ensure that confidence in the Thames tidal flood risk management system is maintained and that opportunities for environmental enhancements and partnership through planning are actively sought and carried out]</p>	<p>Environment Agency</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham • LB Kensington & Chelsea • LB Tower Hamlets <p>Westminster City Council City of London</p>	<p>Our Planning Liaison and Development Control staff will promote these works as part of ongoing development applications.</p> <p>Our Asset System Management teams will promote these schemes. However, the method of improving the defences is different from the present day approach. It involves greater maintenance and repair work in addition to replacement.</p>	<p>This is the work which the Environment Agency does now. We will continue with our programme of operations, maintenance and replacement but we are looking for ways of working better and more effectively.</p> <p>We are also seeking opportunities for environmental and recreational enhancements which will create a better place, and for partnerships which will help us achieve this.</p> <p>We would welcome any comments that you or your organisation can provide which assist us in these aims.</p>

(continued)



TE2100 action plan: **action zone 2** – central London

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.6. (continued) <i>(Cost of implementing this action is included in TE2100 Plan)</i></p>	<p>Landowners Developers GLA Thames Estuary Partnership</p>	<p>Promotion of schemes through the capital programme may not be appropriate for maintenance and repair, and a different way of working may be required.</p>	<p>Our TE2100 Technical Report and local choices documents for the policy units provide our assessment of the choices which are available in central London in the short term. If you would like to comment on these in more detail, please contact the project team.</p>
	<p>A.2.7. To maintain, enhance or replace the defence walls and active structures through central London during the 30 year period of the Plan from 2035 to 2069.</p> <p>[Note: Continuing our activities to ensure that confidence in the Thames tidal flood risk management system is maintained and that opportunities for environmental enhancements and partnership through planning are actively sought and carried out]</p> <p><i>(Cost of implementing this action is included in TE2100 Plan)</i></p>	<p>Environment Agency</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham • LB Kensington & Chelsea • LB Tower Hamlets <p>Westminster City Council City of London</p> <p>Landowners Developers GLA Thames Estuary Partnership</p>	<p>Our Planning Liaison and Development Control staff will promote these works as part of ongoing development applications.</p> <p>Our Asset Systems Management teams will promote schemes through capital programme and they will form part of strategic and investment plans – subject to replacement/repair working arrangements as A.2.6. above.</p> <p>There are major opportunities for reshaping the local landscape as part of these works.</p>	<p>Our aims remain as A.2.6. above, but during this period, there will be a major programme of rebuilding and refurbishment of the river walls and defences through central London. This provides many opportunities for creating a better place and to plan for a better riverside environment. If you would like to help shape the future environment in this area, then please let us have your views.</p> <p>During this period we will be preparing for the “end of the century” wall works – see A.2.8. below and any decisions made as part of Action A.2.7. must recognise that there may be major changes from 2065.</p> <p>Our TE2100 Technical Report and local choices documents for the policy units provide our assessment of the choices which are available in central London in the medium term (2035 to 2069). If you would like to comment on these in more detail, please contact the project team.</p>


TE2100 action plan: **action zone 2** – central London

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.8. To implement a programme of defence raising through central London in 2065.</p> <p>These are the TE2100 “end of the century” measures of raising defence levels in central London to provide continuing tidal flood risk management for all options (except a downriver barrier with locks which will not require defence raising through central London).</p> <p>Combination of defences raised on the existing line and some new defences on a new alignment to enhance sensitive environments would be possible for “end of the century” options 1, 2 and 3). There are areas where the defences could be set back, and periodic flooding of riverside paths and public open space areas could be acceptable as creating a safe, but more natural riverside environment. These enhancements to the city landscape could be incorporated into new developments.</p> <p>Option 4 would not require the defences to be raised in central London.</p> <p><i>(Cost of implementing this action is included in TE2100 Plan)</i></p>	<p>Environment Agency</p> <p>Landowners</p> <p>The eight central London local authorities</p> <p>Developers</p> <p>The public</p> <p>Local interest groups</p> <p>GLA</p> <p>Thames Estuary Partnership</p> <p>Floodplain users</p>	<p>The timing of defence raising will depend on the rate of sea level rise, but a maximum raise of 1 m is envisaged.</p> <p>Our Planning Liaison and Development Control staff will promote these works as part of ongoing development applications.</p> <p>We will promote schemes through capital programme.</p> <p>There are major opportunities for reshaping the local landscape as part of these works.</p> <p>The TE2100 10-yearly update will include a review of Action A.2.8. and recommend further whether the end of the century recommendations have changed.</p>	<p>2065 is a long way ahead but a decision needs to be made on the TE2100 “end of the century” option. This will enable us to finalise our Plan. The end of the century options (see estuary-wide action plan – action zone 0) affect options required in central London.</p> <p>Options 1, 2, and 3 would mean we would need a wall raising through central London in 2065. Option 4 (a barrier with locks – or “open” barrage) would mean that the walls could stay at the current levels.</p> <p>However, this is the most expensive option and it would cause significant damage to the Estuary environment. It is not currently one of our front-runners identified through the appraisal process.</p> <p>So if you have views about the value of central London’s riverside and the effect of raising the walls by as much as a metre, please share them with us in submitting your response to this action (A.2.8.).</p> <p>We will make recommendations based on conditions now, in 2009, but the final decision of “end of the century” option is likely to be made between 2050 and 2060, and the front-runners may or may not change.</p> <p>It is important to send us your views because the responses we receive during this consultation will set the baseline for establishing public attitudes to the central London riverside environment. This “2009 snapshot” of central London stakeholder views will form a starting point for measurement of public attitudes in the future.</p>

TE2100 action plan: **action zone 2** – central London

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
 Up to 2100	<p>A.2.9. To maintain, improve and enhance the river defence walls and active structures through central London post 2070 and into the 22nd century.</p> <p>Whether or not defences are raised, all defences will still require ongoing maintenance, repair and replacement (and hence engineering works) and this has been allowed for in our Plan investment profile.</p> <p><i>(Cost of implementing this action is included in TE2100 Plan)</i></p>	<p>Environment Agency</p> <p>Landowners</p> <p>Developers</p> <p>The eight central London local authority planning teams</p>	<p>Our Planning Liaison and Development Control staff will promote these works as part of ongoing development applications.</p> <p>We will promote schemes through capital programme and they will form part of strategic and investment plans – subject to replacement/repair working arrangements as A.2.6. above.</p> <p>There are major opportunities for reshaping the local landscape as part of these works.</p>	<p>We cannot know what institutional arrangements there will be as we approach the 22nd century, but our TE2100 vision imagines an environment where the central London riverside complements the cityscape and is increasingly enjoyed and respected by the people who live and work there and those who visit. This means that the actions established in A.2.6. and A.2.7. will be continued by whoever is looking after our environment at that time.</p> <p>If you have views about the long-term future management of central London’s riverside, we would like to hear them.</p> <p>This consultation provides an opportunity for you to have these views recorded and presented as part of an ongoing vision statement to those who follow us 60 to 100 years from now.</p>
 First 25 years	<p>A.2.10. To agree a programme of managing flooding from other sources in the defended tidal floodplain.</p> <p>Large areas of central London zone are low-lying, and there is potentially a high risk of pluvial and urban drainage flooding, particularly in areas where the urban drainage system has relatively low capacity and/or is prone to tide locking.</p>	<p>Environment Agency</p> <p>Land Owners</p> <p>GLA</p> <p>London Boroughs in action zone 2</p> <ul style="list-style-type: none"> • LB Wandsworth • LB Southwark • LB Lambeth • LB Lewisham 	<p>We will discuss with our implementation partners to agree strategic scope of measures required.</p> <p>Work with GLA and others to develop a Strategic Surface Water Management Plan for London.</p>	<p>Implementation partners: Are you aware of the risks and particular vulnerability of people and property to flooding from sources other than tidal? Do you have arrangements in place for initiating the discussion concerning scope of works required for the properties/areas in which you have an interest? Can the Environment Agency assist with this through implementation of action A.2.10?</p> <p style="text-align: right;">(continued)</p>

TE2100 action plan: **action zone 2** – central London

	TE2100 recommended actions	Implementation partners	How this will be achieved	How your response can help us finalise the TE2100 Plan
	<p>A.2.10. (continued)</p> <p>There is also fluvial flood risk from the River Wandle. Choices for local flood risk management have not been designed or addressed in detail in TE2100 but this is identified as an action in the Plan.</p> <p><i>(Cost of implementing this action is not included in TE2100 Plan, but TE2100 data, information and recommendations are available to support the successful implementation of the action)</i></p>	<ul style="list-style-type: none"> • LB Kensington & Chelsea • LB Tower Hamlets <p>Westminster City Council</p> <p>City of London</p>	<p>All site owners must be supportive of approach and confidence of public and users maintained. Local measures for management of flooding from other sources to be in place or planned within 25 years.</p>	<p>Landowners, the public, business and other interested groups:</p> <p>We would be interested to hear your views to assist us in planning the implementation of this action A.2.10. particularly if you live, work or have interests in this area and are concerned about flooding from sources other than tidal. This includes pluvial and urban drainage and fluvial flooding from the River Wandle.</p> <p>Our TE2100 Technical Report and local choices documents for the policy units provide further information on these matters and the choices which are available to assist with problems. If you would like to comment on these in more detail, please contact the project team.</p>