

Site Name: Reservoir					
Site ID:	E3	Site Address:	Eltham TC	Area (ha):	1.16
Current Use:	Reservoir	Proposed Use:	Housing or Community Open space	Vulnerability Classification:	More Vulnerable
Fluvial Source:					
Flood Zone 1 (<0.1% EP):	Flood Zone 2 (0.1% AEP):	Flood Zone 3 (1% AEP):	Flood Zone 3b (5%AEP):	Area Benefiting from Defences:	
100%	0%	0%	0%	0%	
Surface Water Source					
Risk of Flooding from Surface Water (RoFSW)			Low		
<p> Site Other Sites — Water Courses ■ Risk of Flooding from Surface Water High Medium Low </p>					
			© Crown Copyright and database rights 2018. Ordnance Survey 100019695 Published using the Open Government License (OGL) version 3.0		
Figure A Risk of Flooding from Surface Water (RoFSW)					
Critical Drainage Area		Group6_008 (12% Overlap)			
Groundwater Source					
Bedrock Geology	Harwich Member		Superficial Geology	N/A	
Bedrock Aquifer Designation	Secondary A (100% Overlap)		Superficial Aquifer Designation	N/A	
Potential Groundwater Flooding Zone	N/A				
Other Sources					
Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 0 External Flood Incidents: 2				
Artificial sources					
Site Specific Recommendations					
<p>The site is a former Thames Water reservoir site which is now grassed over. This site is suitable for water compatible open space development. The site is within Flood Zone 1 and surface water flood risk is very low, therefore is suitable for more vulnerable development.</p> <p>Surface water flow paths should be assessed to inform the strategic location of SuDS and techniques to route flows around the edge of buildings. Careful consideration should be given to the use of fences and landscaping walls so as to prevent causing obstruction to flow routes and increasing the risk of flooding to the site or neighbouring areas.</p>					
Summary					
<p>The site is a disused Thames Water Reservoir that is proposed to be used for housing and community open space. A drainage strategy should be included in the development proposals to demonstrate how surface water will be effectively managed as part of the redevelopment, so that the risk to and from the site is not increased. The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test.</p>					