

Site Name: Mecca Bingo					
Site ID:	E4	Site Address:	Eltham TC	Area (ha):	0.45
Current Use:	Bingo hall	Proposed Use:	Residential	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)			Very Low		
<p> Site Other Sites — Water Courses — Flood Defences Risk of Flooding from Surface Water High Medium Low </p> <p> 0 200 400 600 800 1,000 m </p> <p> © Crown Copyright and database rights 2018. Ordnance Survey 100019695 Published using the Open Government License (OGL) version 3.0 </p>					
Figure A Risk of Flooding from Surface Water (RoFSW)					
Critical Drainage Area		N/A			
Groundwater Source					
Bedrock Geology	Lambeth Group		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: NoData		External Flood Incidents: NoData		
Artificial sources					
Site Specific Recommendations					
<p>The site is not at risk from flooding however mitigation measures should be used to ensure the site does not pose a flood risk elsewhere.</p> <p>There is no set guidance for the setting of finished floor levels of development in relation to surface water flood risk. This site is shown to be at a very low risk of surface water flooding.</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> <p>Reference to the SWMP Appendix D Figure D6 identifies that (prior to the completion of a site investigation to determine precise local conditions) infiltration of surface water into the ground is uncertain for the site. Site investigations will be required prior to the development of a Drainage Strategy for the site. Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so. Where an increased risk of surface water flooding exists to surrounding sites, developers need to provide a Drainage Strategy to demonstrate how they intend to address this, by what methods, over what timeframe and how maintenance of such works would be funded over its lifetime. This should include a consideration of SuDS in line with the London Plan 5.13 and Local Plan Policies. Surface water run-off should be managed in line with Royal Greenwich's surface water management requirements, as set out in Chapter 4 of the Developer Guidance.</p>					
Summary					
The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. However a					

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drainage strategy should be included in the development proposal to show that surface water runoff from the proposed development would not increase the risk of surface water flooding either on or off site.