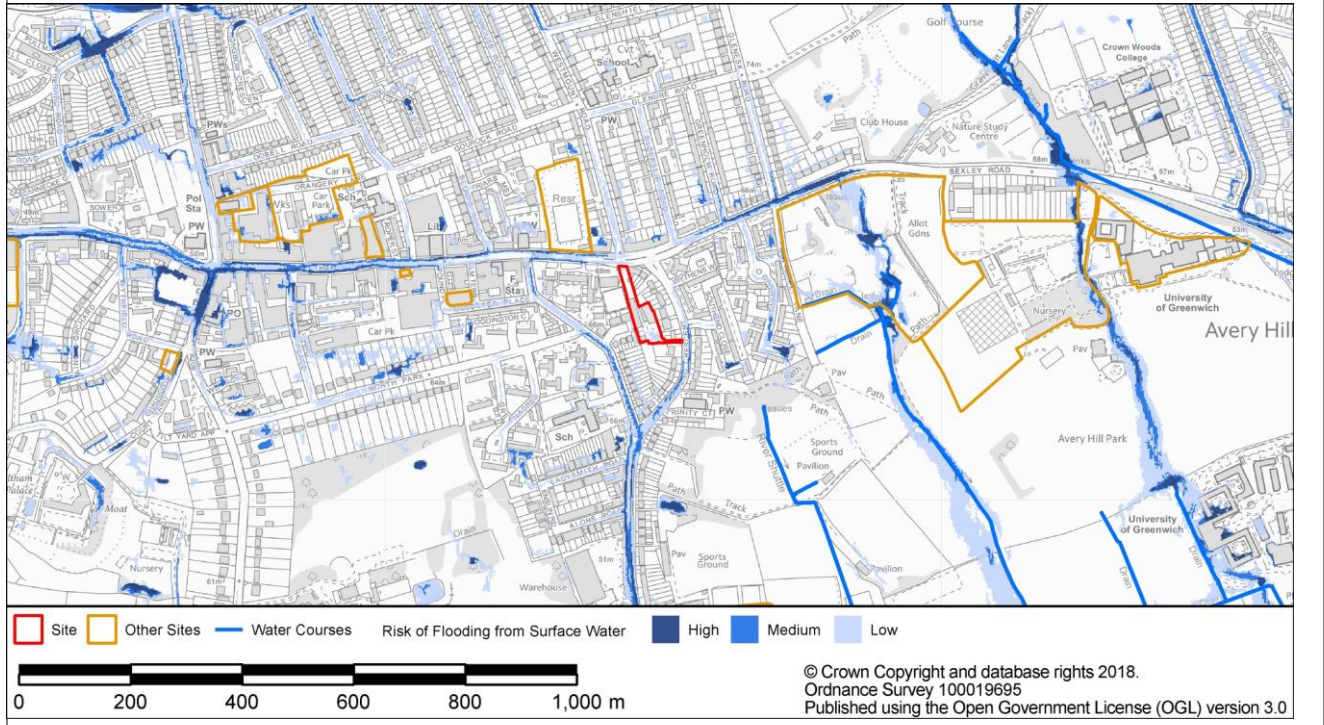


**Site Name: Site next to Eltham bowling green**

<b>Site ID:</b>	E5	<b>Site Address:</b>	Eltham TC	<b>Area (ha):</b>	0.41
<b>Current Use:</b>	Removals parking with warehouses/sheds	<b>Proposed Use:</b>	Residential	<b>Vulnerability Classification:</b>	More Vulnerable

<b>Fluvial Source:</b>				
<b>Flood Zone 1 (&lt;0.1% EP):</b>	<b>Flood Zone 2 (0.1% AEP):</b>	<b>Flood Zone 3 (1% AEP):</b>	<b>Flood Zone 3b (5%AEP):</b>	<b>Area Benefiting from Defences:</b>
100%	0%	0%	0%	0%

<b>Surface Water Source</b>	
<b>Risk of Flooding from Surface Water (RoFSW)</b>	Low



<b>Critical Drainage Area</b>	Group6_008 (100% Overlap)
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<b>Groundwater Source</b>			
<b>Bedrock Geology</b>	Harwich Member	<b>Superficial Geology</b>	N/A
<b>Bedrock Aquifer Designation</b>	Secondary A (100% Overlap)	<b>Superficial Aquifer Designation</b>	N/A

<b>Potential Groundwater Flooding Zone</b>	N/A
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<b>Other Sources</b>	
<b>Sewer Flooding (within 4 digit postcode)</b>	Internal Flood Incidents: 0 External Flood Incidents: 3

<b>Artificial sources</b>	
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**Site Specific Recommendations**

An assessment of surface water flow paths should be made prior to site design, to encourage the location of buildings and more vulnerable aspects of the development away from those areas at risk of surface water ponding.

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 low risk of surface water flooding. A number of flood resistance and resilience measures can be implemented into new developments to mitigate potential flooding. Guidance on resilience measures can be found in the document 'Improving the Flood Performance of New Buildings, Flood Resilient Construction' published by The Department for Communities and Local Government (CLG).

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.

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 potentially suitable 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. The site is located within the Group6\_008 Critical Drainage Area. The potential development must not increase flood risk to other areas within the CDA. Where an increased risk exists, 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

**Site Name: Site next to Eltham bowling green**

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.

**Summary**

The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. A drainage strategy should be provided to show how surface water on the site will be effectively managed. Where possible, SuDS should be implemented.