

Site Name: St Mary's Community Centre, 180 Eltham High Street, SE9 1BJ

Site ID:	SA16	Site Address:	Eltham	Area (ha):	0.02
Current Use:	Community	Proposed Use:	Protect in current use	Vulnerability Classification:	Less 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

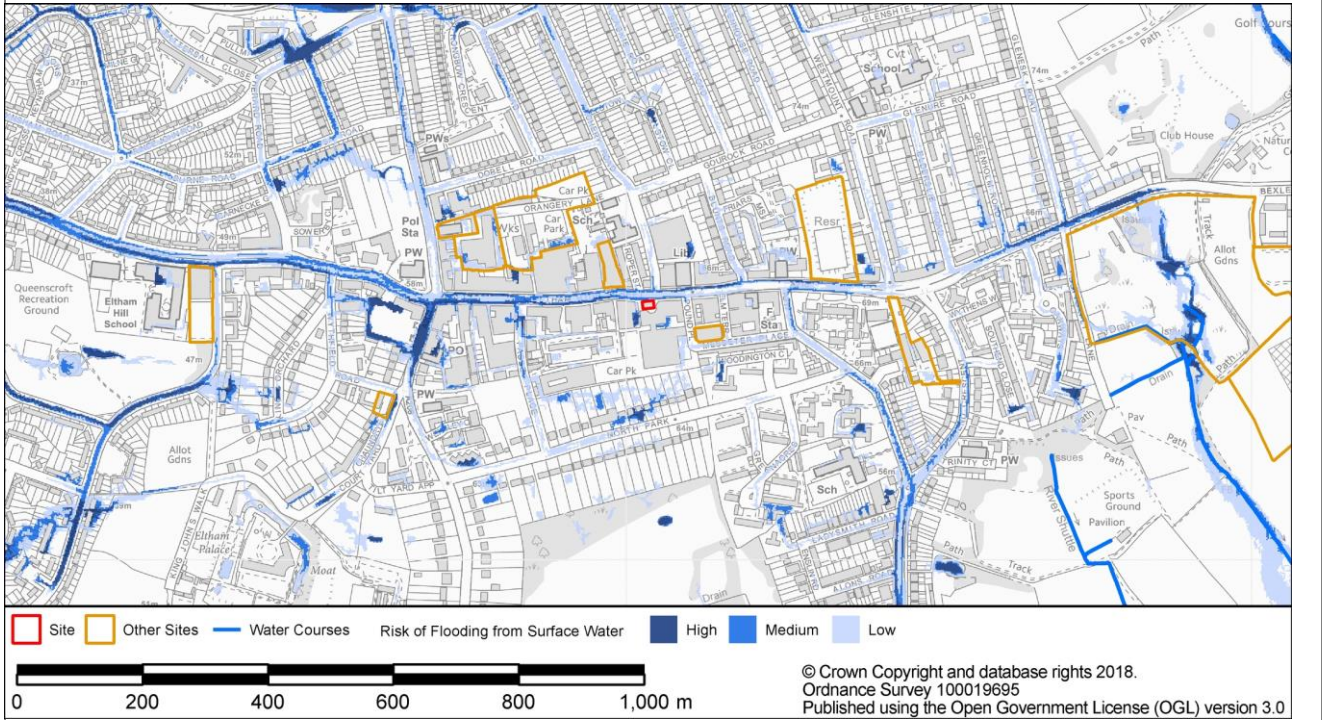


Figure A Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_008 (100% Overlap)
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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
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Other Sources

Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 0 External Flood Incidents: 2
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Artificial sources	
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Site Specific Recommendations

The site is currently used for the community and is a rest centre for the local area. The site is proposed to be protected in its current use. The site is within Flood Zone 1 and surface water flood risk is very low.

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.

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 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

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The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. However a drainage strategy should be included in the development proposal to show that surface water runoff from the proposed development would not increased risk of surface water flooding either on or off site.