Site Name: Former Alders building Eltham

Site ID:	SA21	**Site Address:**	Eltham	**Area (ha):**	0.17
Current Use:	Retail	**Proposed Use:**	Retail	**Vulnerability Classification:**	Less Vulnerable

Fluvial Source:

Flood Zone 1 (<0.1% EP): 100%	**Flood Zone 2 (0.1% AEP):** 0%	**Flood Zone 3 (1% AEP):** 0%	**Flood Zone 3b (5%AEP):** 0%	**Area Benefiting from Defences:** 0%

Surface Water Source

Risk of Flooding from Surface Water (RoFSW)	Low

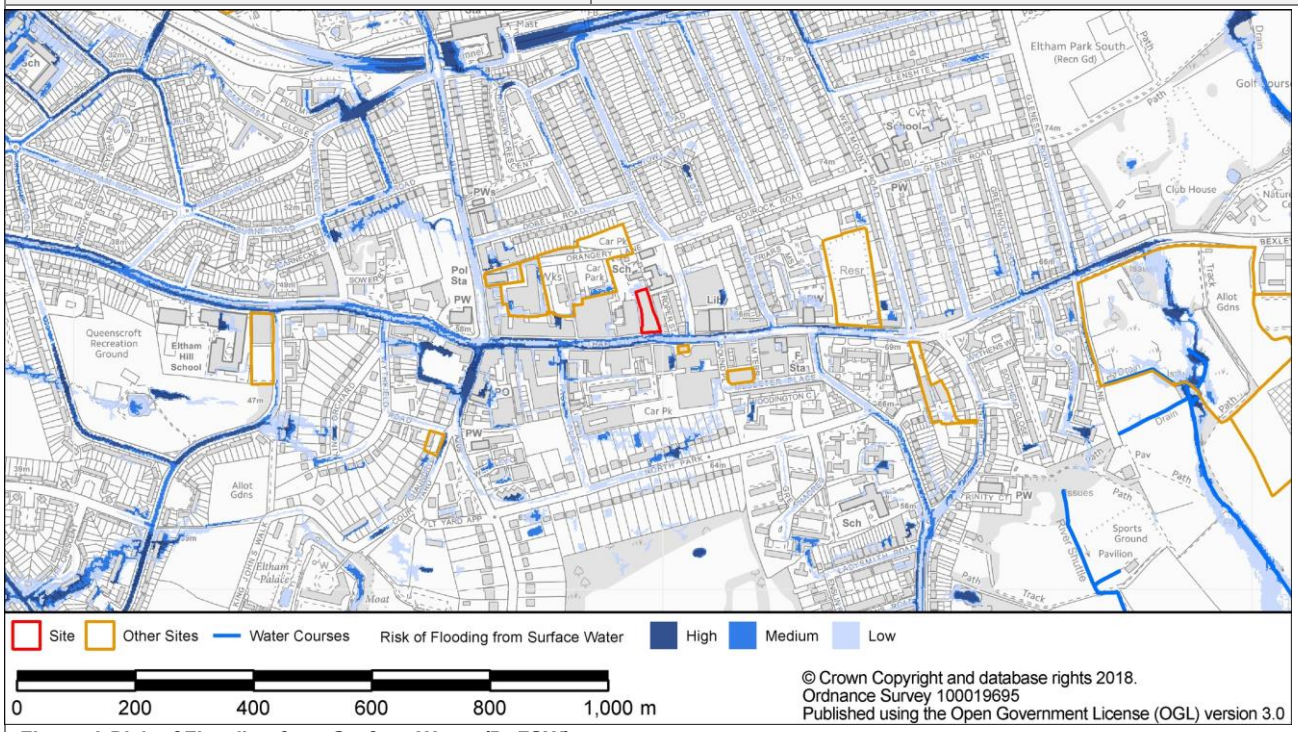

Figure A Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_008 (29% 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

The site is currently used for retail and is proposed to be used as retail. The site is within Flood Zone 1 and the surface water flood risk is 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 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

Site Name: Former Alders building Eltham
The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. However, the site is at Low Risk of Surface Water Flooding. It is recommended that development is located away from the area at risk of flooding. If the site will increase the risk of flooding, a drainage strategy should be provided to show how the site will be drained. Where possible, SuDS should be used to drain the site.