

Site Name: Pippenhall Avery Hill, Eltham (open space)					
Site ID:	SA36	Site Address:	Eltham	Area (ha):	7.03
Current Use:	Open Space	Proposed Use:	Open Space	Vulnerability Classification:	Water Compatible
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)			High		
<p> Site Other Sites — Water Courses ■ Risk of Flooding from Surface Water High Medium Low </p>					
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Figure A Risk of Flooding from Surface Water (RoFSW)					
Critical Drainage Area	Group6_008 (100% Overlap)				
Groundwater Source					
Bedrock Geology	Harwich Member, 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: 0 External Flood Incidents: 3				
Artificial sources					
Site Specific Recommendations					
<p>The site is currently used as open space and is proposed to be used as open space. The site is within Flood Zone 1 and surface water flood risk is high. This site is suitable for water compatible open space development. If the site use was to change to a more vulnerable use, further investigation would be required to understand the risk posed by surface water flow to more vulnerable development.</p>					
Summary					
<p>The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. The site is at Low Risk of Surface Water Flooding. The site is currently used as open space and is proposed to be used as open space, which is defined as water compatible development and permitted in all Flood Zones.</p>					