

Site Name: 28 Court Yard New Eltham					
Site ID:	SA35	Site Address:	Eltham	Area (ha):	0.09
Current Use:	Vacant- former doctors surgery	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)			Low		
<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	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>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.</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 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. 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					

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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, 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. On this basis, it is likely that this site could pass the Exception Test.