Site Name: Northern Stretch of Maryon Road (between W18)

Site ID:	SA45	**Site Address:**	Woolwich	**Area (ha):**	0.16
Current Use:	Road	**Proposed Use:**	Housing	**Vulnerability Classification:**	More 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)	Medium

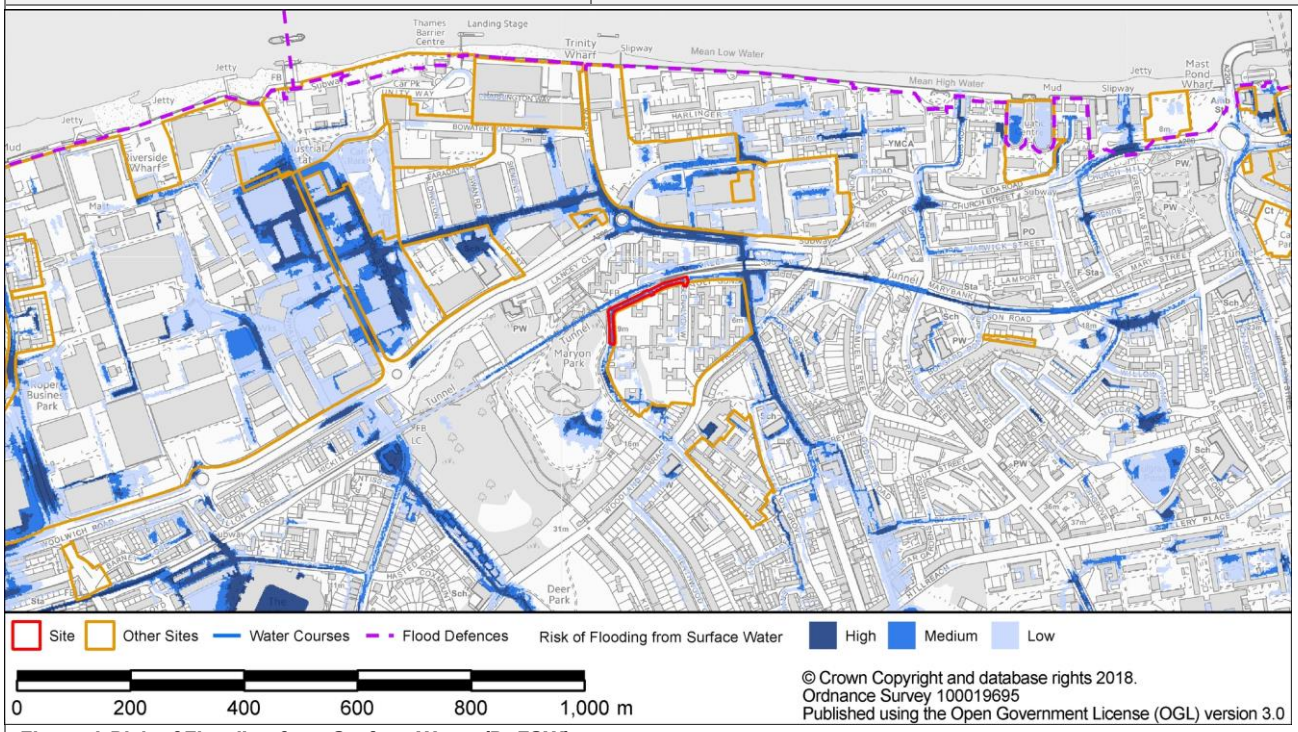

Figure A Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	Group6_014 (100% Overlap)

Groundwater Source

Bedrock Geology	Thanet Sand Formation	**Superficial Geology**	Head - Clay, Silt, Sand, Gravel
Bedrock Aquifer Designation	Secondary A (100% Overlap)	**Superficial Aquifer Designation**	Secondary (undifferentiated) (49% Overlap)
Potential Groundwater Flooding Zone	Zone A		

Other Sources

Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 1 External Flood Incidents: 3
Artificial sources	

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 flow paths that run through the site. If it is not possible to locate More Vulnerable elements of the development (residential properties) in areas of lower hazard, More Vulnerable uses must be located on the first floor or above, with Less Vulnerable uses at ground level. The site is located within the Charlton Prospect Vale historic surface water outline (as identified in the Greenwich SFRA and SWMP).

Although the site is within Flood Zone 1, it is good practice to set finished floor levels a minimum of 300mm above ground level in order to reduce the risk of flooding from surface water, which is at medium risk in this area. It is recommended that consideration is given to the flow of surface water during the development of the site masterplan and layout to ensure effective management of surface water flows. 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 any proposed buildings. It is possible that the management of flow from the site will help to reduce surface water ponding further down surrounding roads.

In the event of widespread flooding associated with surface water flows, there is the potential that dry routes out of the local area may be limited. It will therefore be necessary to prepare an Evacuation Plan. Safe egress points would be most appropriately located to the south of the site. An evacuation plan should be prepared, detailing safe egress points and an evacuation route.

Reference to the SWMP Appendix D Figure D6 identifies that (prior to the completion of a site investigation to determine precise

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local conditions) infiltration of surface water into the ground is uncertain and 'Unsuitable' 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_014 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
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 Medium Risk of Surface Water Flooding. It is recommended that effective surface water management measures are implemented in order to reduce flooding both on the site and routing of flood water to other areas. 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. Due to the extent of flood risk on the site, an evacuation plan should be implemented to ensure access to and from the site. On this basis, it is likely that this site could pass the Exception Test.