Site Name: Former public baths building, Bathway

Site ID:	W8	Site Address:	Woolwich	Area (ha):	0.2
Current Use:	Vacant Greenwich university student union	Proposed Use:	Suitable for re-use for appropriate town centre activity including community uses.	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)	Very Low

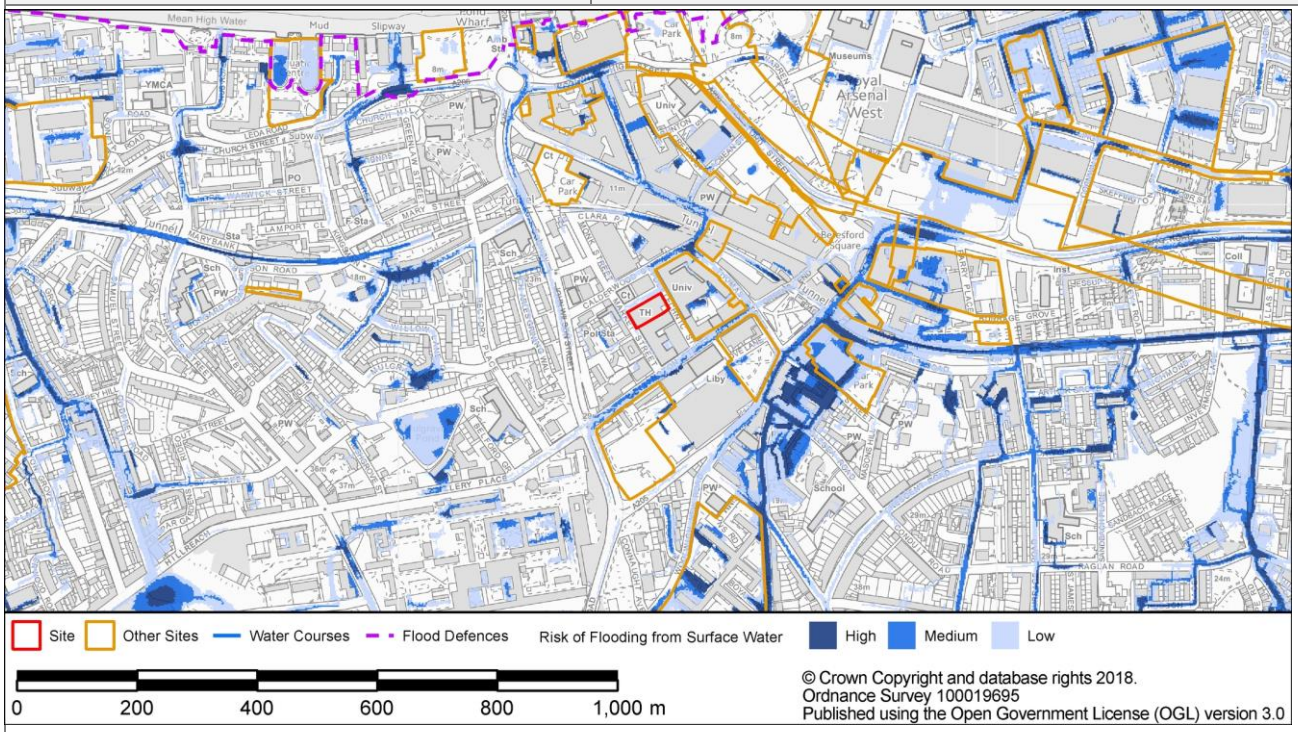

Figure A Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	N/A

Groundwater Source

Bedrock Geology	Lambeth Group, Thanet Sand Formation	Superficial Geology	N/A
Bedrock Aquifer Designation	Secondary A (100% Overlap)	Superficial Aquifer Designation	N/A

Potential Groundwater Flooding Zone	Zone A

Other Sources

Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: 0 External Flood Incidents: 1
Artificial sources	

Site Specific Recommendations

The site is not at risk from flooding however mitigation measures should be used to ensure the site does not pose a flood risk elsewhere. Reference should be made to the Integrated Water Management Strategy for the area.

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 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.

Site Name: Former public baths building, Bathway
Summary
The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. 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.