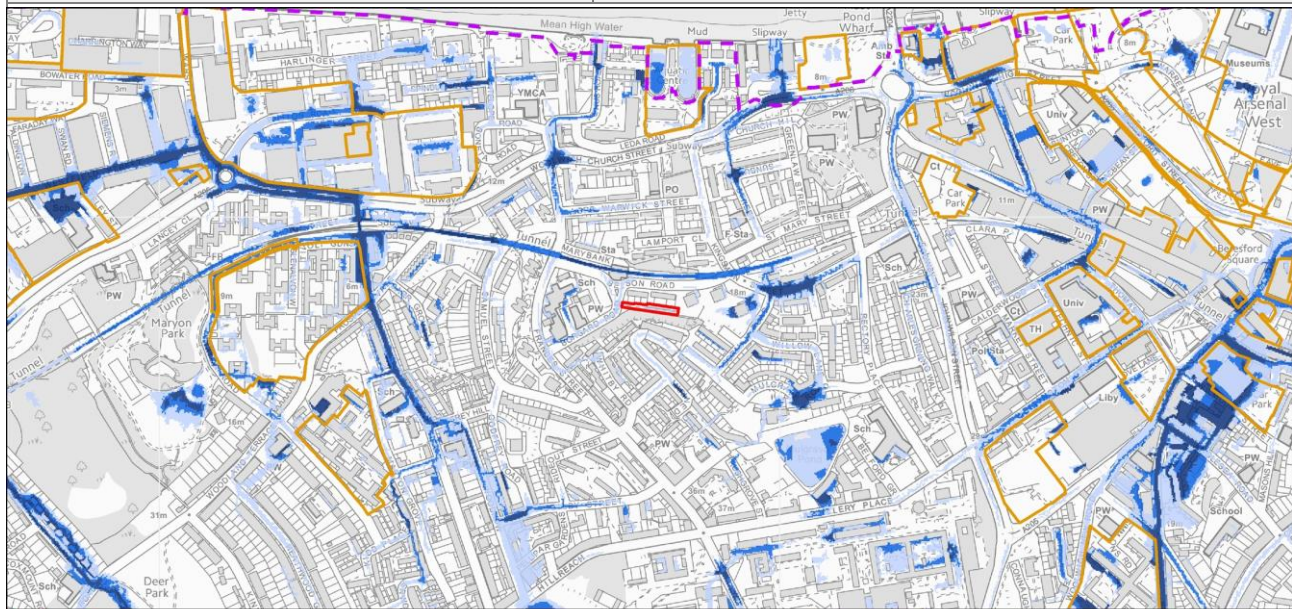


**Site Name: Borgard Road car parking**

<b>Site ID:</b>	SA44	<b>Site Address:</b>	Woolwich	<b>Area (ha):</b>	0.09
<b>Current Use:</b>	parking	<b>Proposed Use:</b>	N/A	<b>Vulnerability Classification:</b>	Unknown

<b>Fluvial Source:</b>				
<b>Flood Zone 1 (&lt;0.1% EP):</b>	<b>Flood Zone 2 (0.1% AEP):</b>	<b>Flood Zone 3 (1% AEP):</b>	<b>Flood Zone 3b (5%AEP):</b>	<b>Area Benefiting from Defences:</b>
100%	0%	0%	0%	0%

<b>Surface Water Source</b>	
<b>Risk of Flooding from Surface Water (RoFSW)</b>	Low



**Figure A Risk of Flooding from Surface Water (RoFSW)**

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<b>Critical Drainage Area</b>	Group6_014 (100% Overlap)
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<b>Groundwater Source</b>			
<b>Bedrock Geology</b>	Lambeth Group	<b>Superficial Geology</b>	N/A
<b>Bedrock Aquifer Designation</b>	Secondary A (100% Overlap)	<b>Superficial Aquifer Designation</b>	N/A

<b>Potential Groundwater Flooding Zone</b>	N/A
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<b>Other Sources</b>	
<b>Sewer Flooding (within 4 digit postcode)</b>	Internal Flood Incidents: NoData External Flood Incidents: NoData
<b>Artificial sources</b>	

**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 ponding. The site is partially within the Charlton Prospect Vale historic surface water outline (as identified in the Greenwich SFRA and SWMP). 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 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 both potentially suitable and 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. 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

**Site Name: Borgard Road car parking**

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 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.