

**SUPPLEMENTARY PLANNING GUIDANCE  
FLOOD ZONE MAPS**

Summary of Representations	Observations & Recommendation of the Assistant Director (Planning)
<p><b>P. Challis; Environment Agency; Martin Grant Homes Ltd; N. Gifford; D. Hasler; House Builders Federation.</b></p> <ul style="list-style-type: none"> <li>• New housing at Grove will alter the drainage patterns of the River Ock and may make it more liable to flooding.</li> <li>• Sections 1 to 4.1 should be replaced as national flood mapping has recently been carried out and new Flood Zones issued.</li> <li>• The Indicative Floodplain Map has been replaced by the Flood Zone Map, and therefore references made to 'indicative floodplain' should be replaced with 'flood zone'.</li> <li>• Suggestion to delete the last sentence of 2.1 and replace with one specifying more detail.</li> <li>• A sentence giving more detail about the maps should be added to 3.1.</li> <li>• 4.1 should be altered to "The Flood Zones do not show flood defences and do not cover flooding from other sources such as from burst water mains, road drains, runoff from hillsides, rising flows or sewer overflows."</li> <li>• If it is the intention of the Council to use the Environment Agency's maps, this should be clarified and if so interested parties should have the</li> </ul>	<ul style="list-style-type: none"> <li>• The document seeks to provide general guidance to complement that which is available from the Environment Agency on the issue of flooding. The specific issue of whether new housing at Grove has implications for flooding is not a matter for this general document. The guidance need not be changed in response to this comment.</li> <li>• The replacement of 'indicative floodplain' with 'flood zone' and the consequential changes to paras 2.1, 3.1 and 4.1 are advised by the Environment Agency. Accept.</li> </ul> <p><b>Recommendation;</b></p> <ul style="list-style-type: none"> <li>a) Document title, para and 2.1, replace 'Indicative Floodplain' with 'Flood Zone'.</li> <li>b) Para 1.1, delete and replace with new para. "The Environment Agency's Flood Mapping Strategy provides national guidance for flood mapping. The Flood map combines the latest Flood Zones data with information on recent flood defences and the areas that benefit from them. This map replaces the Indicative Floodplain Map (IFM) on the internet." c) Para 1.2, replace 'indicative floodplains' with 'flood zones'.</li> <li>d) Para 1.5, replace 'IFMs' with 'the Flood Zone maps'.</li> <li>e) Para 2.1, at start of para insert new sentence "National flood mapping has been carried out on behalf of the Environment Agency. The Flood Zones were issued to this Council in 2004.</li> <li>f) Para 2.1, delete last sentence and insert new sentence "This data aids the implementation of PPG25 by planning authorities. It shows, in a map format, the 100 to 1 chance (1%) and the 1000 to 1 chance (0.1% - the 'Extreme Flood Outline') fluvial flood outlines."</li> <li>g) Para 3.1, at end of para add a new sentence, "The maps provide an indication of probability of flooding, enabling us to share best information and advice on Flood Risk. The Flood Map is available to the public on the Internet, see para. 6.5."</li> <li>h) Para 4.1, delete. Insert new para, "The Flood Zones do not show flood defences and do not cover flooding from other sources such as from burst water mains, road drains, run-off from hillsides, rising flows or sewer overflows."</li> </ul> <ul style="list-style-type: none"> <li>• The Environment Agency has statutory responsibility for flood management in England and supports the planning system by providing Councils with advice on</li> </ul>

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<p>opportunity to comment on those maps. Suggestion for the re-advertising of the SPG with the floodplain maps attached.</p> <ul style="list-style-type: none"> <li>Suggestion for an additional paragraph about watercourses.</li> </ul> <p>Suggestion for a reference on page 18 to the Council's two policy documents for flood prevention (Policy Statement on Flood Defence and Enforcement Policy for Clearance of Ordinary Watercourses).</p> <p>There should be a separate contact telephone number for information from the Council's main number.</p> <p>Concern at the wording of the SPG, particularly paragraphs 5.1 and 5.2. It is a too simplistic interpretation of PPG25 and wording used is unhelpful.</p> <ul style="list-style-type: none"> <li>Language used should be less threatening.</li> </ul>	<p>flooding issues. As the statutory and expert body, the Agency has published these flood maps and the Council will refer to them accordingly. Any comments on the Flood Maps should be directed to the Agency. The Flood Maps are comprehensive and detailed and it would not be practicable to attach them in full to the guidance. However, as stated in para 1.2 it is intended to attach a plan showing the main areas subject to flooding so that users of the guidance can generally tell whether they need to consult the more detailed Flood Maps. No change is needed to the guidance.</p> <ul style="list-style-type: none"> <li>The guidance addresses the issue of flooding and indicates the probability of flooding. However, the guidance also explains in para 1.3 that it is for the user of the guidance to check these matters to their own satisfaction and make further enquiries as appropriate. No change is needed to the guidance.</li> <li>The guidance relates to the Agency's flood maps and how these can provide an indication of the probability of flooding. The Council's policy statements on flood defence and the clearance of water courses address separate issues. However, for completeness the guidance could include an appropriate reference.</li> </ul> <p><b>Recommendation; after para 6.5 add a new paragraph " Additionally, the Council has its own separate policy documents relating to flood prevention; 'Policy Statement on Flood Defence', and 'Enforcement Policy for Clearance of ordinary Watercourses'. These are held in the Council's land Drainage section or alternatively can be viewed on the Council's web-site under 'Environment' and then 'Flooding'.</b></p> <ul style="list-style-type: none"> <li>At para 6.5 the guidance sets out where additional advice can be obtained. For completeness, the Council's telephone number should be given.</li> </ul> <p><b>Recommendation; Para 6.5, fifth bullet point, at end add " , telephone no. 01235 520202."</b></p> <ul style="list-style-type: none"> <li>Paras 5.1 and 5.2 have been seen by the Environment Agency who make no related comments. However, PPG25 will eventually be replaced. Planning Policy Statement 25 'Development and Flood Risk' ( the title will not change) has recently been published for consultation. For completeness, the guidance should report this.</li> </ul> <p><b>Recommendation; para 5.3, at end of para insert " The guidance in <i>Development and Flood Risk</i> will eventually be replaced by Planning Policy Statement 25 once it has been approved."</b></p> <ul style="list-style-type: none"> <li>The guidance seeks to explain in a helpful and succinct way the probability of flooding and what action the public may take. It is not accepted that the language is threatening. No change is needed to the guidance.</li> </ul>

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