

SUPPLEMENTARY PLANNING GUIDANCE: FLOOD ZONE MAPS

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>Environment Agency Notes that more detailed information should be included with regard to the web sites available and when a flood risk assessment will be required.</p> <p>Fairview New Homes Ltd request that flood risk assessment should only be required in Flood Zone 3. The requirement for an assessment on all sites where 'flooding is likely to be an issue' is considered overly cautious and unnecessary.</p> <p>George Wimpy raises a number of minor issues, that paragraphs 1.1 and 4.1 conflict in respect of flood defences, that para 4.1 should provide more detail on flood defences, that Section 5 should mention flood risk outside identified flood zones and that para 6.2 could say 'flood zone' rather than 'flood plain'.</p> <p>Thames Water comments that sewer flooding should receive a direct reference and that additionally, the text should seek to minimise the risk from sewer flooding by only allowing development that would not increase the risk of sewer flooding.</p>	<p>As this document is intended to give guidance, additional helpful information will provide clarity.</p> <p>RECOMMENDATIONS:</p> <p>a) Para 5.3, first sentence, after 'likely to be an issue' insert 'and for all developments over 1 hectare which may present a significant flood risk.'</p> <p>b) Para 6.5, third bullet point, after '... gov.uk/floodline' insert "The 'I'm looking for' option allows users to put in their post code to see the flood map for their area."</p> <p>c) Para 6.5, new fourth bullet point, insert "www.pipernetworking.com/floodrisk/index.html"</p> <p>The Government draft approach on 'Development and Flood Risk' (PPS25) comments that planning authorities should determine applications taking account the issue of flood risk and that a flood risk assessment should consider the risk of flooding from the development. Consequently, the Council's wording is considered to be consistent with the Government's approach.</p> <p>RECOMMENDATION: No change</p> <p>Para 1.1 refers to flood maps and para 4.1 refers to flood zones. There is a slight difference between maps and zones and for the public's benefit, this should be clarified. This guidance is intended to provide information for the public and to refer them to the Environment Agency (at para 6.5) who are the body primarily responsible for advice on flood risk. It is more appropriate if further details are required, eg with regard to flood defences, that the public is referred to the Agency. The Council's guidance is specifically in relation to the flood maps. Flood risks from and to sites outside the areas shown on the flood maps are covered by local plan policies DC13 and DC14. The use of the term flood plain is explained in para 3.1 and is considered to be generally understood by the public and there is no need to substitute the term flood zone.</p> <p>RECOMMENDATION:</p> <p>a) Para 1.5, first sentence, delete 'zones'.</p> <p>b) Para 2.1, delete second sentence.</p> <p>c) Para 2.1, third sentence, delete 'zones'.</p> <p>d) Para 4.1, delete 'zones do not show flood defences and' and insert 'maps'.</p> <p>As referred to above, the Council's guidance is specifically in relation to the flood maps. Flood risk from sewer flooding is covered by local plan policies DC13 and DC14.</p> <p>RECOMMENDATION: No change</p>