

INFORMATION SUBMITTED TO ENVIRONMENT AGENCY 5 JUNE 2024

Examples of possible wording to be added to site allocations within the Spelthorne Local Plan

At E&S Committee on 29 February 2024, the Committee resolved that option 3 be amended to read:

“Keep all proposed flood risk sites but remove those at high risk of flooding and move some high risk sites to later in the Plan period (11-15 years) to allow for the River Thames Scheme to be operational and effective and the design code to be completed and subject to no resolute objection from the Environment Agency.”

Following comment from the EA regarding reliance on the River Thames Scheme and continuing concerns regarding access and egress, the text below provides examples of possible wording to be added to site allocations within the Spelthorne Local Plan for sites where issues have been noted in the SFRA documents. Comment on these is invited.

Example: Site at flood risk and access & egress issues identified

The Spelthorne SFRA Level 2 document (May 2024) identified *“The site and access routes are at Moderate¹ to Significant hazard² rating during the 1% AEP event including climate change”*. This is “Danger to some - includes children, elderly and infirm” to “Danger for most people – includes the general public”. Before planning permission can be granted on this site for residential use (or other More Vulnerable uses³), it will be required to be demonstrated that safe access and egress (dry or low hazard) is provided for occupants, to an area outside the floodplain during the design flood event (1% AEP), including an allowance for climate change.

The development of a plan for safe access and egress (dry or low hazard) may be developed for this site in isolation or in conjunction with other sites within Staines town centre. The plan for safe access (dry or low hazard) will be developed in consultation with the Lead Local Flood Authority (Surrey CC) and Emergency Planning teams and input from the Environment Agency is welcomed.

A planning application for any future development on the site must demonstrate no loss in floodplain storage during the 1% AEP event including climate change event. The built footprint of the new development will not be permitted to exceed that of the existing building and where possible should be reduced.

The site is allocated within Years XXX of the Plan Period to allow opportunity for a plan for safe access and egress (dry or low hazard) to be provided for occupants.

Example: Site has access & egress issues identified

The Spelthorne SFRA Level 2 document (May 2024) identified *“The site is not shown to be at risk of flooding the design event (1% AEP event including climate change), however access routes to the site are at Moderate hazard rating”*. Moderate hazard is defined as “Danger to some - includes children, elderly and infirm”. Before planning permission can be granted on this site for residential use (or other More Vulnerable uses⁴), it will be required to be demonstrated that safe access and egress (dry or low hazard) is provided for occupants, to an area outside the floodplain during the design flood event (1% AEP), including an allowance for climate change.

¹ Moderate Flood Hazard: Dangerous for some (i.e. children) – Danger: flood zone with deep or fast flowing water

² Significant Flood Hazard: Dangerous for most people – Danger: flood zone with deep fast flowing water

³ As defined in NPPF annex 3

⁴ As defined in NPPF annex 3

The development of a plan for safe access and egress (dry or Low hazard) may be developed for this site in isolation or in conjunction with other sites within Staines town centre. The plan for safe access and egress (dry or low hazard) will be developed in consultation with the Lead Local Flood Authority (Surrey CC) and Emergency Planning teams and input from the Environment Agency is welcomed.

The site is allocated within Years XXX of the Plan Period to allow opportunity for a plan for safe access and egress (dry or low hazard) to be provided for occupants. If a safe access and egress can not be demonstrated within this period, planning permission will not be granted.