

| | A | B | C | D | E | F | G | H |
|----|--|--|--|--|--|-------------------------------------|---------------------------|------------------------|
| 1 | Glossary/Key | | | | | | | |
| 2 | Please refer to the National Planning Practice Guidance (Table 3) for advice on when the Sequential and Exception Tests are applicable | Environment Agency Environmental Permitting Regime distance - any works within 8m of fluvial Main River, or 16m of tidal defences (including culverting or control of flow of any river or stream) | Danger to ALL (Hazard Rating >2) | Danger to MOST (Hazard Rating 1.25 - 2) | Danger to SOME (Hazard Rating 0.75 - 1.25) | Low Hazard (Hazard Rating 0 - 0.75) | Flood Zone 3 | Flood Zone 2 |
| 3 | Water Compatible (excluding development that includes essential ancillary sleeping or residential accommodation) | Consult EA | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | No Comment | No Comment |
| 4 | Major & Non-major* 'Less Vulnerable' uses, e.g. commercial/industrial development | Consult EA | Consult EA | Appropriate Mitigation | Appropriate Mitigation | No Comment | No Comment | No Comment |
| 5 | Tidal Risk Scenario advice only. New short-let Camping and Caravan Sites (incl. log cabins & chalets) - subject to flood warning and evacuation plan | Consult EA | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation |
| 6 | Fluvial Risk Scenario advice only. New short-let Camping and Caravan Sites (incl. log cabins & chalets) - subject to flood warning and evacuation plan | Consult EA | EA OBJECTS to the principle of development due to risk to life | EA OBJECTS to the principle of development due to risk to life | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation |
| 7 | Change of Use - Less Vulnerable to More Vulnerable or within More Vulnerable category, involving increase in risk to people - <i>please see note for other categories & exclusions</i> | Consult EA | Consult EA | Consult EA | Appropriate mitigation | Appropriate mitigation | No Comment | No Comment |
| 8 | Non-major* 'More Vulnerable' uses, including residential development & residential holiday accom. (less than 10 dwellings/units or less than 0.5ha in size), <i>except short-let caravan sites - see A5 & A6 above</i> | Consult EA | Consult EA | Appropriate Mitigation | Appropriate Mitigation | Appropriate Mitigation | No Comment | No Comment |
| 9 | Major* 'More Vulnerable' uses including residential development & residential holiday accom (not including camping/caravan sites) - greater than 10 dwellings/units or 0.5ha in size | Consult EA | Consult EA | Consult EA | Consult EA | Consult EA | Consult EA | No Comment |
| 10 | Essential Infrastructure | Consult EA | Consult EA | Consult EA | Consult EA | Consult EA | Consult EA | No Comment |
| 11 | Highly Vulnerable' uses, e.g. caravans, mobile homes and park homes intended for permanent residential use - With the Exception of buildings and infrastructure explicitly for use in emergencies (which should be referred to the EA for bespoke advice) | Consult EA | Object - Contrary to NPPF | Object - Contrary to NPPF | Object - Contrary to NPPF | Object - Contrary to NPPF | Object - Contrary to NPPF | Consult EA |
| 12 | * definition taken from T&CP Direction 2009 | | | | | | | |

Cell: A1

Comment: NPPF - National Planning Policy Framework

NPPG - National Planning Practice Guidance

ST - National Planning Policy Framework Flood Risk Sequential Test

ET - National Planning Policy Framework Flood Risk Exception Test

EA - Environment Agency

SEL - South East Lincolnshire (incorporating Boston Borough Council & South Holland District Council)

SFRA - South East Lincolnshire Strategic Flood Risk Assessment

LPA - Local Planning Authority (Boston Borough Council/South Holland District Council as applicable)

LLFA - Lead Local Flood Authority (Lincolnshire County Council)

PD - Permitted Development

FFL - Finished Floor Level

GF - Ground Floor

ROY Zones - Red, Orange, Yellow Hazard Zones (Danger to All, Most & Some)

< - Less than

> - Greater than

NB: The advice in this matrix relates to flood risk from fluvial and tidal sources only. Applicants will need to discuss flooding from other sources with the relevant flood risk management authority.

The LPA is reminded that the advice contained in this matrix relates to flood resistance/resilience to built development. The LPA will still need to be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people, having regard to the Hazard Zone within which development proposals lie.

Cell: C2

Comment: This category includes potential flood depths of between 0.3m to >2.5m; and potential velocities of 0 to 5m/s.

Cell: D2

Comment: This category includes potential flood depths of between 0.2m to 2.0m; and potential velocities of 0 to 5m/s.

Cell: E2

Comment: This category includes potential flood depths of between 0.05m to 0.5m; and potential velocities of 0 to 5m/s.

Cell: F2

Comment: This category includes potential flood depths of between 0.5m to 0.25m; and potential velocities of 0 to 4m/s.

Cell: G2

Comment: This is the area comprising of land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. This does not consider the presence of defences.

Please note that this column relates to land within FZ3 that does not lie within any hazard zone. If the land lies within a hazard zone, please refer to the advice under the relevant hazard rating column

Cell: H2

Comment: This is the area comprising of land assessed as having between a 1 in 100 and a 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and a 1 in 1000 annual probability of flooding from the sea (0.5% - 0.1%) in any year. This does not consider the presence of defences.

Please note that this column relates to land within FZ2 that does not lie within any hazard zone. If the land lies within a hazard zone, please refer to the advice under the relevant hazard rating column

Cell: B3

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C3

Comment:

The Environment Agency recommends that the LPA checks the proposed development will operate under flood conditions (i.e. essential electrical equipment), and that appropriate mitigation measures/flood resilience techniques have been incorporated into the development. We recommend that essential equipment is set above the 0.1% breach event depth in the climate change (2115) scenario.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

The Environment Agency OBJECTS to proposals, which include ground floor ancillary sleeping accommodation as an adequate standard of safety will not be achievable within the predicted flood depths as shown in the Strategic Flood Risk Assessment/Hazard Mapping.

Marina developments sometimes pose particular issues and we recommend direct consultation with the Environment Agency on such development for bespoke advice.

Cell: D3

Comment: The Environment Agency recommends that the LPA checks the proposed development will operate under flood conditions (i.e. essential electrical equipment), and that appropriate mitigation measures/flood resilience techniques have been incorporated into the development. We recommend that essential equipment is set above the 0.1% breach event depth in the climate change (2115) scenario.

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The Environment Agency OBJECTS to proposals, which include ground floor ancillary sleeping accommodation as an adequate standard of safety will not be achievable within the predicted flood depths as shown in the Strategic Flood Risk Assessment/Hazard Mapping.

Marina developments sometimes pose particular issues and we recommend direct consultation with the Environment Agency on such development for bespoke advice.

Cell: E3

Comment: The Environment Agency recommends that the LPA checks the proposed development will operate under flood conditions i.e. essential electrical equipment, and that appropriate mitigation measures/flood resilience techniques have been incorporated into the development. We recommend that essential equipment is set above the 0.1% breach event depth in the climate change (2115) scenario.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Marina developments sometimes pose particular issues and we recommend direct consultation with the Environment Agency on such development for bespoke advice.

Cell: F3

Comment: The Environment Agency recommends that the LPA checks the proposal will operate under flood conditions i.e. essential electrical equipment, and that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Cell: B4

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

Cell: C4

Comment: The proposal must be referred to the Environment Agency with a supporting Flood Risk Assessment, which contains evidence to justify the chosen finished floor level. This should be raised as high as practicable (minimum 300mm above the existing ground level).

The Flood Risk Assessment should also include confirmation that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Single storey buildings should be built with FFLs above the flood level (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map). If this is not practicable an area of safe refuge will need to be provided or an appropriate flood warning and evacuation plan will need to be submitted to and approved by the LPA.

It is recommended that proposals are referred to the Environment Agency at the pre-application stage in the process.

Cell: D4

Comment: The Environment Agency recommends that the following mitigation is incorporated into the development.

The finished floor levels should be raised as high as practicable (minimum 300mm above the existing ground level). The Environment Agency recommends that appropriate mitigation measures/flood resilience techniques are incorporated into the development. Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Single storey buildings should be built with FFLs above the predicted flood depth (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map). If this is not practicable an area of safe refuge will need to be provided or an appropriate flood warning and evacuation plan will need to demonstrate how this risk will be managed. It is the responsibility of the Local Planning Authority to determine the adequacy of the plan.

Cell: E4

Comment: The Environment Agency recommends that the following mitigation is incorporated into the development.

The finished floor levels should be raised as high as practicable (minimum 300mm above the existing ground level). The Environment Agency recommends that appropriate mitigation measures/flood resilience techniques are incorporated into the development. Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Single storey buildings should be built with FFLs above the predicted flood depth (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map). If this is not practicable an area of safe refuge should be provided or an appropriate flood warning and evacuation plan will need to demonstrate how this risk will be managed. It is the responsibility of the Local Planning Authority to determine the adequacy of the plan.

Cell: B5

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

Cell: C5

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

The Environment Agency requires the imposition of the following condition:

CONDITION: No caravans/chalets/log cabins on the site shall be occupied between 1 November (or the following Sunday, if half terms extends into November) in any one year and 14 March in the succeeding year.

REASON: To reduce the impact of flooding.

If the application is for occupancy outside of these dates, please refer the application to the Environment Agency, together with the FRA, for site specific assessment of the risks and bespoke advice.

Cell: D5

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

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REASON: To reduce the impact of flooding.

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REASON: To reduce the impact of flooding.

If the application is for occupancy outside of these dates, please refer the application to the Environment Agency, together with the FRA, for site specific assessment of the risks and bespoke advice.

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It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

Cell: G5

Comment:

The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

Cell: H5

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

Cell: B6

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

Cell: C6

Comment: The Environment Agency OBJECTS to new short-let camping and caravan sites (incl. log cabins & chalets) in this hazard area as it is not possible to mitigate against the depths and/or velocity of flooding that could be experienced in this hazard category, which present a danger to all.

Cell: D6

Comment: The Environment Agency OBJECTS to new short-let camping and caravan sites (incl. log cabins & chalets) in this hazard area as it is not possible to mitigate against the depths and/or velocity of flooding that could be experienced in this hazard category, which present a danger to most.

Cell: E6

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

Cell: F6

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

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It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level.

Cell: H6

Comment: The NPPG requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer.

It is recommended that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and the finished floor level set at a minimum 300mm above ground level..

Cell: A7

Comment: Please note change of use of land to caravan/camping sites are excluded from this category - see cells A5&A6 above for advice.

The EA makes 'no comments' to the following change of use applications (see NPPG Table 2 for Vulnerability Classification):

Water Compatible to Water Compatible;

Less Vulnerable use to Less Vulnerable use;

More Vulnerable use to Less Vulnerable use;

More Vulnerable use to More Vulnerable use - where there is no increase in risk to people (if this is not clear, please refer to the EA for bespoke advice)

All other change of use applications within the 'Danger to All' and 'Danger to Most' categories should be referred to the EA with a site specific FRA to obtain bespoke advice.

Cell: B7

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C7

Comment:

The proposal should be referred to the Environment Agency with a supporting Flood Risk Assessment, which demonstrates that the proposal will be safe for its lifetime.

The Environment Agency is likely to object to proposals including ground floor habitable accommodation.

The FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable.

Cell: D7

Comment: The proposal should be referred to the Environment Agency with a supporting Flood Risk Assessment, which demonstrates that the proposal will be safe for its lifetime.

The Environment Agency is likely to object to proposals including ground floor habitable accommodation.

The FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable.

Cell: E7

Comment: The Environment Agency recommends that the proposal is accompanied by a Flood Risk Assessment which confirms that appropriate mitigation measures/flood resilience techniques have been incorporated into the development up to the predicted flood level (see Max Depth Map for 2115 scenarios).

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

The FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable.

The Environment Agency OBJECTS to proposals which include self contained ground floor residential accommodation as an adequate standard of safety will not be achievable within the predicted flood depths as shown in the Strategic Flood Risk Assessment/Hazard Mapping. You may wish to refer applications that include self-contained ground floor residential accommodation to us for a bespoke response.

Cell: F7

Comment: The Environment Agency recommends that the proposal is accompanied by a Flood Risk Assessment which confirms that appropriate mitigation measures/flood resilience techniques have been incorporated into the development up to the predicted flood level (see Max Depth Map for 2115 scenarios).

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

The FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable.

Cell: A8

Comment: Housing proposals will need to pass the flood risk Sequential Test as outlined in the NPPF & NPPG. To do this applicants will need to demonstrate that there is an identified need for the housing, which is not being met by those sites allocated in the Local Plan.

It is recommended that applicants discuss this with the relevant Planning Officer to ascertain the likelihood of the proposal passing the ST prior to working up a detailed planning application. In the event that the proposal passes the ST, an accompanying Flood Risk Assessment will also need to demonstrate that the proposal can be made safe for its lifetime, referring to the mitigation advice contained in this matrix.

Cell: B8

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C8

Comment: The Environment Agency requires direct consultation on proposals in this hazard zone. The NPPF requires that proposals are accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFLs):

depths of >1.6m

It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must have a minimum of 2 storeys with no ground floor habitable accommodation. The first floor living accommodation must be above the highest predicted flood depth. *

depths of 1-1.6m

Proposals must have a minimum of 2 storeys, with FFL set a minimum of 1m above existing ground level, flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above FFL.

depths 0.5 - 1m

FFL must be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

depths of 0.25 - 0.5

FFL must be set 500mm above ground level, with flood resilient construction to a height 300mm above the predicted flood depth.

depths 0 - 0.25

FFL must be set 300mm above ground level.

* Where there is to be no ground floor habitable accommodation, the Environment Agency requires the imposition of the following conditions in order to ensure this space is not subsequently developed:

CONDITION

The ground floor[s] of the [property][properties][plot nos. *] hereby approved shall be used as [garage][WC][utility][bath/shower room] only and as annotated on approved drawings ***, and for no other habitable accommodation.

REASON

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the inhabitants of the property from the risk of flooding in accordance with the NPPF.

CONDITION

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional habitable/living accommodation shall be erected [other than those expressly authorised by this permission].

REASON

To reduce the risk and impact of flooding.

Cell: D8

Comment: The NPPF requires that proposals are accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFLs):

depths of >1.6m

It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must have a minimum of 2 storeys with no ground floor habitable accommodation. The first floor living accommodation must be above the highest predicted flood depth. *

depths of 1-1.6m

Proposals must have a minimum of 2 storeys, with FFL set a minimum of 1m above existing ground level, flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above FFL.

depths 0.5 - 1m

FFL must be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

depths of 0.25 - 0.5

FFL must be set 500mm above ground level, with flood resilient construction to a height 300mm above the predicted flood depth.

depths 0 - 0.25

FFL must be set 300mm above ground level.

* Where there is to be no ground floor habitable accommodation, the Environment Agency requires the imposition of the following conditions in order to ensure this space is not subsequently developed:

CONDITION

The ground floor[s] of the [property][properties][plot nos. *] hereby approved shall be used as [garage][WC][utility][bath/shower room] only and as annotated on approved drawings ***, and for no other habitable accommodation.

REASON

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the inhabitants of the property from the risk of flooding in accordance with the NPPF.

CONDITION

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional habitable/living accommodation shall be erected

[other than those expressly authorised by this permission].

REASON

To reduce the risk and impact of flooding.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Cell: E8

Comment: The NPPF requires that proposals are accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFL):

depths of 0.25 - 0.5

FFL must be set 500mm above ground level, with flood resilient construction to a height 300mm above the predicted flood depth.

depths 0 - 0.25

FFL must be set 300mm above ground level.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Cell: F8

Comment: The NPPF requires that the proposal is accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures/flood resilience techniques have been incorporated into the development.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

FFL must be set 300mm above ground level for two storey proposals. Single storey proposals must set FFLs above the 0.1% event breach depth in the 2115 scenario.

Cell: A9

Comment: Housing proposals will need to pass the flood risk Sequential Test as outlined in the NPPF & NPPG. To do this applicants will need to demonstrate that there is an identified need for the housing, which is not being met by those sites allocated in the Local Plan.

It is recommended that applicants discuss this with the relevant Planning Officer to ascertain the likelihood of the proposal passing the ST prior to working up a detailed planning application. In the event that the proposal passes the ST, an accompanying Flood Risk Assessment will also need to demonstrate that the proposal can be made safe for its lifetime, referring to the mitigation advice contained in this matrix.

Cell: B9

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C9

Comment: The Environment Agency requires direct consultation on proposals in this hazard zone. The NPPF requires that proposals are accompanied by a Flood Risk Assessment which contains evidence that appropriate mitigation measures/flood resilience techniques have been incorporated into the development. The Environment Agency also wishes to be consulted on the Sequential Test evidence. Applicants will need to demonstrate that housing proposals are required to meet an identified local housing need.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Finished floor levels (FFL) should be informed by the predicted flood depth maps (refer to the relevant 2115 1% fluvial or 0.5% tidal Max Depth Map) and set as required below (single storey proposals must use the 0.1% event, 2115 scenario, for setting FFLs):

depths of >1.6m

It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must have a minimum of 2 storeys with no ground floor habitable accommodation. The first floor living accommodation must be above the highest predicted flood depth. *

depths of 1-1.6m

Proposals must have a minimum of 2 storeys, with FFL set a minimum of 1m above existing ground level, flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above FFL.

depths 0.5 - 1m

FFL must be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

depths of 0.25 - 0.5

FFL must be set 500mm above ground level, with flood resilient construction to a height 300mm above the predicted flood depth.

depths 0 - 0.25

FFL must be set 300mm above ground level.

* Where there is to be no ground floor habitable accommodation, the Environment Agency requires the imposition of the following conditions in order to ensure this space is not subsequently developed:

CONDITION

The ground floor[s] of the [property][properties][plot nos. *] hereby approved shall be used as [garage][WC][utility][bath/shower room] only and as annotated on approved drawings ***, and for no other habitable accommodation.

REASON

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the inhabitants of the property from the risk of flooding in accordance with the NPPF.

CONDITION

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional habitable/living accommodation shall be erected [other than those expressly authorised by this permission].

REASON

To reduce the risk and impact of flooding.

The Flood Risk Assessment must also include details of surface water drainage arrangements and demonstrate that the proposal will not increase flood risk elsewhere - the LPA should seek the advice of the LLFA with respect to the adequacy of this element of the assessment.

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depths of 0.25 - 0.5

FFL must be set 500mm above ground level with flood resilient construction to a height 300mm above the predicted flood depth.

depths 0 - 0.25

FFL must be set 300mm above ground level.

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Cell: B10

Comment: Under the terms of the Environmental Permitting Regulations 2016 any proposed works or structures in, under, over or within 8 metres measured horizontally from the foot of any bank on the landward side, or where there is no bank, within 8 metres measured horizontally from the top edge of the batter enclosing a main river or within 16m of a tidal defence structure may need to obtain a permit from, or register an exemption with, the Environment Agency. The applicant is requested to contact the Environment Agency's Flood and Coastal Risk Management team on 03708 506 506 for further information. Please note that an Environment Agency permit/exemption may be required irrespective of any Town and Country Planning Act approvals/permissions.

The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C10

Comment: The application must be referred to the Environment Agency together with a supporting Flood Risk Assessment, which demonstrates that the proposal will remain operational during a 0.1% event (2115 scenario) and that appropriate mitigation measures/flood resilient construction techniques have been incorporated into the development.

Cell: D10

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The Environment Agency may also request the removal of some Permitted Development rights in this location.

Cell: C11

Comment: In accordance with Table 3 of the NPPG, highly vulnerable uses are not appropriate in Flood Zone 3.

However, due to the extent of the Flood Zone along the coast, exceptions may be made for essential installations such as Police, Ambulance and Fire stations etc. Such proposals should be referred to the Environment Agency for bespoke advice at pre-application stage.

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Cell: H11

Comment: The application should be referred to the Environment Agency together with a supporting Flood Risk Assessment, which demonstrates that with appropriate mitigation the proposal will be safe for its lifetime.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).