

Spatial Planning and Development Control Recommendations

	Policy Response	Flood Zone			
		Flood Zone 3b (Functional Floodplain)	Flood Zone 3a (High Probability)	Flood Zone 2 (Medium Probability)	Flood Zone 1 (Low Probability)
Spatial Planning	Important Considerations	Future development within Zone 3b (Functional Floodplain) can only be considered following application of the Sequential Test. Within the London Borough of Southwark, Zone 3b is restricted solely to areas situated in front of the raised Thames defences.	Future development within Zone 3a can only be considered following application of the Sequential Test.	Future development within Zone 2 can only be considered following application of the Sequential Test.	Sites within Zone 1 may be susceptible to flooding from other sources.
	Appropriate Land Use	Proposed development must be safe from flood risk from all sources and not result in any increase in risk to surrounding areas or adjoining properties. Development must not result in any net loss of floodplain storage or obstruction to water flow routes.	Land use should be restricted to <i>Water Compatible</i> development. <i>Essential Infrastructure</i> may only be considered if the Exception Test is passed. Both <i>Water Compatible</i> development and <i>Essential Infrastructure</i> must remain operational and safe for users in times of flood.	Land use should be restricted to <i>Water Compatible</i> or <i>Less Vulnerable</i> development. <i>More Vulnerable</i> development or <i>Essential Infrastructure</i> may only be considered if the Exception Test can be passed. <i>Water Compatible</i> development and <i>Essential Infrastructure</i> must remain operational and safe for users in times of flood.	Land use should be restricted to <i>Essential Infrastructure</i> , <i>Water Compatible</i> , <i>Less Vulnerable</i> or <i>More Vulnerable</i> development. <i>Highly Vulnerable</i> development may only be considered if Exception Test can be passed.
Development Control	Detailed Flood Risk Assessment (FRA)	Required.	Required.	Required.	Flood risk should be taken into account for all development sites. A site-specific FRA is required for all sites greater than 1ha in area, within CDAs or with a history of flooding.
	Site Access and Egress	N/A as within the London Borough of Southwark, Zone 3b is restricted solely to areas situated in front of the raised Thames defences.	Site specific emergency evacuation procedures must be in place to ensure that the risk to life is minimised should a breach of the River Thames defences occur. Coordination with the emergency services will be required in the event of a flooding emergency. Safe access and egress routes should be provided above 2100 year maximum water level, anticipated through a breach of the River Thames defences. Routes should lead to high ground outside the floodplain. For residential developments where this is not feasible, a dedicated 'safe haven' can be provided above the flood level to enable rapid escape should defence failure occur. This may be provided in the form of a sheltered communal space within the building, accessed via internal stairs and sufficient in size to safely house all residents.	Site specific emergency evacuation procedures must be in place to ensure that the risk to life is minimised should a breach of the River Thames defences occur. Coordination with the emergency services will be required in the event of a flooding emergency.	Emergency planning will need to be considered for any areas within Flood Zone 1 which will be surrounded by flooding in the event of a breach.

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Development Control	Floor Level	<p>More Vulnerable Development</p>	<p>All residential floor levels should be situated a minimum of 300 mm above the 2100 year maximum water level, anticipated through a breach of the River Thames defences.</p>	<p>Floor levels should be situated 300 mm above the 2100 year maximum water level, anticipated through a breach of the River Thames defences. Where this is not achievable, or flood depths of above 600 mm are anticipated, flood resilient design techniques should be adopted to mitigate the potential damage to property in case of flooding.</p>	<p>No minimum level stipulated.</p>
		<p>Less Vulnerable Development</p>	<p>N/A as these land uses are not appropriate for this Flood Zone.</p>		
	Basements	N/A as basements are not appropriate for this Flood Zone	<p>Basements must be restricted solely to non-residential uses. Basement thresholds must be raised above the 2100 maximum water level, anticipated through breach of the River Thames defences. Internal access to upper floors must be provided and flood resilient design and construction techniques employed.</p> <p>Flood depth, velocity and hazard rating should be considered in assessing the safety of the development and appropriate mitigation techniques.</p> <p>Any basement proposals must be accompanied by a basement impact assessment, demonstrating that the development will be safe from a flood risk perspective, and will not have any adverse impacts on local hydrogeology.</p> <p>All sources of flood risk should be considered.</p>	<p>Basements must be flood resistant and have an internal access to above the 2100 year maximum water level, anticipated through breach of the River Thames defences. Flood resilient design and construction techniques must be employed.</p> <p>Any basement proposals must be accompanied by a basement impact assessment, demonstrating that the development will be safe from a flood risk perspective, and will not have any adverse impacts on local hydrogeology. All sources of flood risk should be considered.</p>	<p>Basements in Flood Zone 1 have a low risk of fluvial and tidal flooding; however, may be susceptible to flooding from other sources. Appropriate mitigation measures should be implemented where required.</p> <p>Any basement proposals must be accompanied by a basement impact assessment, demonstrating that the development will be safe from a flood risk perspective, and will not have any adverse impacts on local hydrogeology.</p>
	Site Runoff	SuDS are required to ensure that runoff from the site is as close to greenfield rates as possible. SuDS selection and design should be in accordance with the sustainable drainage hierarchy (as described in the London Plan) and take account of local geological and groundwater conditions.			
	Flood Defences and Buffer Zones	An 8 m and 16 m buffer strip must be maintained along fluvial and tidal river corridors respectively. For any developments adjacent the River Thames, consideration should be given to the recommendations of the TE2100 plan and advice sought from the Environment Agency at an early stage. Consideration should be given to the maintenance of flood defences for the lifetime of the development and opportunities identified where developer contributions could be used to fund future flood risk management schemes, improvements to surface water drainage systems or flood defences in adjacent areas.			