

Policy Response		PPS25 Flood Zone							Zone 2 Medium Probability	Zone 1 Low Probability	
		Zone 3b Functional Floodplain		Zone 3a High Probability							
		Developed	Undeveloped	Undefended	Defended	Extreme & Significant Hazard	Medium Hazard	Low Hazard			
DEVELOPMENT CONTROL RECOMMENDATIONS											
Detailed Flood Risk Assessment (FRA)		Required	Required	Required	Required	Required	Required	Required	Required	Required for all sites greater than 1ha in area	
Floor Level (refer Section 7.6.2, Strategic Flood Risk Assessment)	More Vulnerable Development	Rate of Inundation <6hrs	Floor levels are to be situated a minimum of 300mm above the Q100 flood level, including climate change.	N/A	Floor levels are to be situated a minimum of 300mm above the Q100 flood level, including climate change.	Floor levels are to be situated a minimum of 300mm above the Q100 flood level, including climate change, assuming a breach of the river defences.	No residential development is permitted at ground floor level			Flood resilient design techniques should be adopted to mitigate the potential damage to property in case of flooding, guided by Figure 5.1 of PPS25 Practice Companion Guide (A Living Draft, February 2007)	Flood resilient design techniques should be adopted to mitigate the potential damage to property in case of flooding, guided by Figure 5.1 of PPS25 Practice Companion Guide (A Living Draft, February 2007)
		6 to 12hrs					Ground floor levels should be situated 300mm above the Q200 plus Climate Change flood level, assuming a breach of the River Thames defences	Flood resilient design techniques should be adopted to mitigate the potential damage to property in case of flooding, guided by Figure 5.1 of PPS25 Practice Companion Guide (A Living Draft, February 2007)			
	Rate of Inundation >12hrs	Flood resilient design techniques should be adopted to mitigate the potential damage to property in case of flooding, guided by Figure 5.1 of PPS25 Practice Companion Guide (A Living Draft, February 2007)									
	Less Vulnerable Development		N/A								
Site Access & Egress	More Vulnerable Development	Refer SFRA Appendix C. For residential property, dry access is to be provided above the Q100 flood level, including climate change. For commercial property, access must be 'safe' in accordance with Defra "Flood Risk to People" (FD2320 & FD2321)	N/A	Refer SFRA Appendix B. For residential property, dry access is to be provided above the Q100 flood level, including climate change. For commercial property, access must be 'safe' in accordance with Defra "Flood Risk to People" (FD2320 & FD2321)	Refer SFRA Appendix B. For residential property, dry access is to be provided above the Q100 flood level, including climate change, assuming a breach of the defences. For commercial property, access must be 'safe' in accordance with Defra "Flood Risk to People" (FD2320 & FD2321)	Access and egress routes should be designed to meet Environment Agency defined criteria, as set out in Appendix B. Only where this is not feasible, a dedicated 'safe haven' must be provided above the Q200 plus Climate Change flood level (assuming breach failure) to enable rapid escape should a failure of the defences occur. This may be provided in the form of a sheltered communal space within the building, accessed via internal stairs. It will be necessary to ensure that the safe haven is sufficient in size to safely house all residents.	Access and egress routes must be designed to meet Environment Agency defined criteria, as set out in Appendix B. It is essential to ensure that the nominated evacuation route does not divert evacuees onto a 'dry island' upon which essential supplies (i.e. food, shelter and medical treatment) will not be available for the duration of the flood event		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	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	
	Less Vulnerable Development		N/A			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					
Basements (refer Figure C, Strategic Flood Risk Assessment)	Rate of Inundation <6hrs	No basements are permitted within Zone 3b Functional Floodplain	N/A	Basements must be restricted solely to non-residential uses within Zone 3a High Probability, with an internal access to above the Q100 plus climate change flood level. Flood resilient design techniques must be adopted, guided by Figure 5.1 of PPS25 Practice Companion Guide (A Living Draft, February 2007)	Basements must be restricted solely to non-residential uses within Zone 3a High Probability, with an internal access to above the Q100 plus climate change flood level, assuming a breach in the river defences. Flood resilient design techniques must be used for all basements (refer Section 7.7, Strategic Flood Risk Assessment).	There is a potential risk to life where less than 6 hours warning is available following a sudden breach of the River Thames defences. No basements permitted within this area.			Basements must be flood resistant, and must have an internal access to a higher floor (situated 300mm above the Q200 plus climate change flood level, assuming breach failure). Sleeping accommodation is not permitted at basement level.	Basements must be flood resistant, and must have an internal access to a higher floor (situated 300mm above the Q200 plus climate change flood level, assuming breach failure). Sleeping accommodation is not permitted at basement level.	
	6 to 12hrs					Basements must be restricted solely to non-residential uses within the 'extreme' hazard zone. Basements must be protected with a continuous secondary fixed flood defence (refer Section 7.6.2), and be provided with an internal access to above the Q200 plus climate change flood level, assuming a breach of the River Thames defences. Sleeping accommodation is not permitted at basement level. Flood resilient design techniques must be used for all basements (refer Section 7.7, Strategic Flood Risk Assessment).	Basements must be flood resistant and have an internal access to above the Q200 plus climate change flood level, assuming a breach of the River Thames defences. Sleeping accommodation is not permitted at basement level. Flood resilient design techniques must be used for all basements (refer Section 7.7, Strategic Flood Risk Assessment).	Basements must be flood resistant, and have an internal access to above the Q200 plus climate change flood level, assuming a breach of the River Thames defences. Sleeping accommodation is not permitted at basement level. Flood resilient design techniques must be used for all basements (refer Section 7.7, Strategic Flood Risk Assessment).			
	Rate of Inundation >12hrs										Basements must be flood resistant, and must have an internal access to a higher floor (situated 300mm above the Q200 plus climate change flood level, assuming breach failure). Sleeping accommodation is not permitted at basement level.
Site Runoff (refer Sections 6.7 & 7.6.3, Strategic Flood Risk Assessment)		Implement SuDS to ensure that runoff from the site (post redevelopment), as a minimum, is not increased. A reduction in site runoff should be sought, aiming to reduce run-off rates by at least 50% over current levels. Any SuDS design must take due account of groundwater and geological conditions. Some infiltration techniques (including, for example, soakaway) are unlikely to be effective within areas overlying London Clay.									
Buffer Zone		A minimum buffer zone must be provided to 'top of bank' within sites immediately adjoining the River Thames. A 16m buffer will be sought along the River Thames. Advice must be sought from the Environment Agency at an early stage.									
Other		Ensure that the proposed development does not result in an increase in the risk of flooding (from all sources) within adjoining properties. This may be achieved by ensuring (for example) that the existing building footprint is not increased, that overland flow routes are not truncated by buildings and/or infrastructure, or hydraulically linked compensatory flood storage is provided within the site (or upstream)									