

To Hertfordshire County Council and all
Districts neighbouring Chiltern District and
South Bucks District, Buckinghamshire

SUSTAINABLE DEVELOPMENT - PLANNING POLICY

Dealt with by: Planning Policy
Email: ldf@southbucks.gov.uk
Telephone: 01895 837210
Date: 29th July 2016
Consultee ID:

Dear Sir or Madam,

Chiltern and South Bucks District Councils Planning Policy notification and request for information - joint Strategic Flood Risk Assessment (Level 1)

Strategic Flood Risk Assessments (SFRA) are produced to give an assessment of flood risk from all sources and its implications for land use planning. Chiltern Districts' SFRA (Level 1) was first published in February 2008 and was updated in January 2013. It is available to view online at <http://www.chiltern.gov.uk/Flooding>. South Bucks Districts' SFRA (Level 1) was published in February 2008 and is available to view online at <http://www.southbucks.gov.uk/>.

There are a number of reasons that warrant an update to the SFRA:

- The two Districts are developing a joint Local Plan, consequently there is a need to update and combine both of the SFRA's into a single new document to include in the evidence base to inform and support the Local Plan;
- Since the latest Chiltern DC SFRA was developed the guidance for the allowance for climate change published by the Environment Agency has been revised which the SFRA needs to reference and explain and
- There have been significant changes in government policy and organisational relationships since the last South Bucks SFRA was published.

For these reasons, and to support the ongoing development of planning policy, Chiltern and South Bucks District Councils are producing a joint and updated SFRA.

The update and creation of the new joint SFRA has just commenced, with a draft update anticipated by the end of September 2016. At the outset, we propose the following key updates:

- All relevant changes to ensure consistency with the **National Planning Policy Framework and Planning Practice Guidance**;
- Reference to the updated Environment Agency **climate change** allowances;
- **Flood Zones 2 and 3a** will be updated with the latest Environment Agency information. Flood Zone 3b will be defined using detailed modelling data, where available;
- **Critical Drainage Areas** will be redefined using the Locally Agreed Surface Water Information (i.e. the Environment Agency's updated Flood Map for Surface Water (uFMfSW) as a basis; and

- **Defence and structure** maps will include asset information from the Environment Agency and Buckinghamshire County Councils Asset Register.

We would welcome any comments you may have on the scope of the SFRA in the light of the above proposed updates. In addition, as part of the Duty to Co-operate, we are seeking information on cross-border flooding issues and would welcome any information you have that you believe would be of use.

We are aware that you may have recently been consulted on the issues and options for the emerging joint Local Plan; however this request for your views is separate to that consultation and focussed primarily on flood risk. Therefore, we would appreciate it if you would provide us with any flood risk related information or comments (even if previously sent) to ensure that full account is taken of these in preparing the SFRA.

Please return any comments and available information to me by **Friday 19th August 2016**. I will then pass on the information to Jacobs, who are working on production of the joint SFRA. If you have any further queries then please get in touch.

In my absence if you have any queries you can contact Michael Symons at Jacobs, whose contact details are as follows:

Email: michael.symons@jacobs.com;
Direct Dial: 0208 760 7751

Thank you in advance for your help.

Yours Sincerely,



Helen Harding
Principal Planner (Planning Policy)

To all Clerks of Town and Parish Councils
in Chiltern and South Bucks Districts

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Dear Sir or Madam,

Chiltern and South Bucks District Councils Planning Policy request for information - joint Strategic Flood Risk Assessment

Strategic Flood Risk Assessments (SFRAs) are produced to provide an assessment of flood risk from all sources and its implications for land use planning. Jacobs were commissioned to update the SFRA for Chiltern District Council; which was published in January 2013 and is available to view online at <http://www.chiltern.gov.uk/Flooding>. The South Bucks Level 1 SFRA was also produced by Jacobs and published in February 2008 and is available to view online at <http://www.southbucks.gov.uk/>.

There are a number of reasons that warrant an update to the SFRA:

- The two Districts are developing a joint Local Plan, consequently there is a need to update and combine both of the SFRA's into a single new document to include in the evidence base to inform and support the Local Plan;
- Since the latest Chiltern DC SFRA was developed the guidance for the allowance for climate change published by the Environment Agency has been revised which the SFRA needs to reference and explain; and
- There have been significant changes in government policy and organisational relationships since the last South Bucks SFRA was published.

As there is no fixed format for Parish Councils to record information on flooding, we request that you send us whatever **information on flooding from 01/01/2008** you have available (i.e. that was not supplied previously). Ideally, we are seeking at least the following information for each event:

- Location of flooding (grid reference or street name);
- Date of flooding;
- Source of flooding (e.g. surface water, main river, sewers etc);
- Pathway of floodwaters (e.g. along the High Street);
- Receptors (e.g. properties flooded internally, road, gardens etc); and
- Frequency of flooding (e.g. once a year, during heavy rainfall etc).

We are asking for the data from 01/01/2008 so that we can capture a complete record of events since the SFRAs were first published.

If the information you have is not easily emailed or posted to the address below then please call me so that we can discuss the best ways of obtaining it.

We are aware that you may have recently been consulted on the issues and options for the emerging joint Local Plan; however this request for your views is separate to that consultation and focussed primarily on flood risk. Therefore, we would appreciate it if you would provide us with any flood risk related information or comments (even if previously sent) to ensure that full account is taken of these in preparing the SFRA.

Please return all available information to me by **Friday 19th August 2016**. I will then pass on the information to Jacobs, who are working on the production of the joint SFRA. If you have any further queries then please get in touch. My contact details are;

Chiltern District Council
King George V House
King George V Road
Amersham
Buckinghamshire HP6 5AW
Tel: 01494 732271
hharding@chiltern.gov.uk

In my absence if you have any queries you can contact Michael Symons at Jacobs, whose contact details are as follows:

Email: michael.symons@jacobs.com;
Direct Dial: 0208 760 7751

Thank you in advance for your help.

Yours Sincerely,



Helen Harding
Principal Planning Officer

To Highways Agency, Thames Water and
Veolia

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Date: 29th July 2016
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Dear Sir or Madam,

Notification of Chiltern and South Bucks District Councils joint Strategic Flood Risk Assessment

Strategic Flood Risk Assessments (SFRA) are produced to give an assessment of flood risk from all sources and its implications for land use planning. Chiltern Districts' SFRA (Level 1) was first published in February 2008, updated in January 2013, and is available to view online at <http://www.chiltern.gov.uk/Flooding>. South Bucks Districts' SFRA (Level 1) was published in February 2008 and is available to view online at <http://www.southbucks.gov.uk/>.

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- There have been significant changes in government policy and organisational relationships since the last South Bucks SFRA was published.

The update and creation of the new joint SFRA has just commenced, and is due to be completed by the end of September 2016. At the outset the following key updates are proposed:

- All relevant changes to ensure planning policies follow the most recent issue of the **National Planning Policy Framework and Planning Practice Guidance**;
- Reference to the updated Environment Agency **climate change** allowances;
- **Flood Zones 2 and 3a** will be updated with the latest Environment Agency information. Flood Zone 3b will be defined using detailed modelling data, where available;
- **Critical Drainage Areas** will be redefined using the Locally Agreed Surface Water Information (i.e. the Environment Agency's updated Flood Map for Surface Water (uFMfSW) as a basis; and
- **Defence and structure** maps will include asset information from the Environment Agency and Buckinghamshire County Councils Asset Register.

As part of the Duty to Co-operate, we are seeking information on cross-border flooding issues and would welcome any information you have that you believe would be of use. We would

welcome any comments you may have on the scope of the SFRA in the light of the proposed updates. In addition, we are seeking information on the following:

- Any **flooding issues** in or related to the District that have arisen since 01/01/2008 or that were not captured by the 2008 South Bucks SFRA;
- Any **flooding issues** in or related to the District that have arisen since 01/01/2013 or that were not captured by the 2013 Chiltern SFRA;
- Proposed major **changes in management of existing infrastructure** e.g. increase in abstraction rates; and
- Proposed **major infrastructure investment** within the next few years which may have an impact on flood risk management in the District.

We are aware that you may have recently been consulted on the issues and options for the emerging joint Local Plan; however this request for your views is separate to that consultation and focussed primarily on flood risk. Therefore, we would appreciate it if you would provide us with any flood risk related information or comments (even if previously sent) to ensure that full account is taken of these in preparing the SFRA.

Please return any comments and available information to me by Friday 19th August 2016. I will then pass on the information to Jacobs, who are working on production of the joint SFRA. If you have any further queries then please get in touch.

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Helen Harding
Senior Planning Officer