

ROYAL BOROUGH OF WINDSOR AND
MAIDENHEAD LOCAL PLAN (INCORPORATING
ALTERATIONS ADOPTED JUNE 2003)

**INTERPRETATION OF
POLICY F1
(DEVELOPMENT WITHIN AREAS
LIABLE TO FLOOD)**

**(Adopted as Supplementary Planning Guidance
27th May 2004)**

Please note that since the adoption of this SPG, the Environment Agency has advised the Council of changes to the extent of the area liable to flood. The maps showing the extent of flooding at the time this SPG was adopted have been removed to avoid causing confusion. In addition, it should also be noted that Section 3 of this SPG, which refers in detail to the appended maps, is also out of date. For up-to-date information on flooding please contact the Council's Planning Policy Unit or the Environment Agency. (10th April 2006)

Peter Hitchen
Planning Policy Manager
Planning Policy Unit
Directorate of Planning and Environment
Royal Borough of Windsor and Maidenhead
York Stream House
St Ives Road
Maidenhead
SL6 1QS

SUPPLEMENTARY PLANNING GUIDANCE

The Royal Borough



Windsor &
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List of Contents

	Page
1 Introduction	3
◆ Organisation of this document	
◆ The Status of the Supplementary Planning Guidance	
◆ Consultation on the Supplementary Planning Guidance	
2 Planning Policy Background	5
◆ National Planning Policy Framework	
• PPG12	
• PPG25	
◆ Regional Planning Policy Guidance for the South East	
◆ Local Planning Policy Framework – Development Plan Policies	
• Berkshire Structure Plan 1991-2006 (Adopted 1995)	
• Royal Borough of Windsor and Maidenhead Local Plan (Adopted 1999)	
3 Mapped Data and the Consideration of Different Areas	7
4 The Main Points of Consideration in Assessing Various Types of Development in the Floodplain.....	11
5 Development in the Floodplain and Flood Risk Assessments	14
6 Mitigation Measures.....	16
Appendix 1: Planning Policies	
Appendix 2: Environment Agency’s 2001 Indicative Floodplain Map (1 in 100 year Flood Event) (Removed – see note on cover page)	
Appendix 2a: Environment Agency’s 2001 Indicative Floodplain Map for Cookham (1 in 100 year Flood Event) (Removed – see note on cover page)	
Appendix 3: Interim MWEFAS Map (Removed – see note on cover page)	
Appendix 4: Results of the Lower Colne Flood Alleviation Scheme: Horton and Wraysbury (Removed – see note on cover page)	
Appendix 5: Area Liable to Flood: Datchet (Removed – see note on cover page)	
Appendix 6: Calculating Ground Covered Area (GCA)	
Appendix 7: List of Useful Contacts	

1. INTRODUCTION

- 1.1 The Environment Agency (EA) have produced a number of maps in the last two years that have been used by the Royal Borough in the implementation of the Council's flooding policy. With this background, the purpose of this supplementary planning guidance (SPG) is to assist in the interpretation of Policy F1 (Development in Areas Liable to Flood). This SPG contains no new policies but it provides a greater level of detail to understanding this policy.
- 1.2 Policy F1 of the Adopted Royal Borough of Windsor and Maidenhead Local Plan states that within areas liable to flooding, development will not be permitted unless certain criteria detailed in the Policy are met. Since the Adoption of the Local Plan in July 1999 and in light of the floods in 2000 and 2003, concerns have been raised about the interpretation of this Policy. With the publication of new government guidance on development and flood risk (PPG25¹) in July 2001, it has been recognised that there is greater need for a more comprehensive interpretation of Policy F1 and to clarify the matters that will be taken into account in determining an application for development in the floodplain. It is acknowledged that flood plain issues are complex and whilst this SPG aims to provide a greater understanding of the complexity of the subject matter, further advice can be sought from the Council's Planning Department or the EA (please refer to the contact list in Appendix 7 of this document).
- 1.3 At a meeting of Cabinet on the 27th May 2004, members approved this document as supplementary planning guidance. This decision was implemented on the 8th June 2004.

Arrangement of this Document

- 1.4 Section 2 of this document details the planning policy background to development in areas at risk of flooding. Section 3 explains the status of related mapped data. Sections 4-6 are the fundamental parts of this SPG. They set out the main points of consideration in assessing development in areas liable to flood.

The Status of the Supplementary Planning Guidance

- 1.5 Supplementary Planning Guidance may be taken into account as a material consideration in determining planning applications and PPG12² states that the Secretary of State will give substantial weight in making decisions on matters that come before him involving SPG which is consistent with the development plan and has been prepared in the proper manner.

Consultation on the Supplementary Planning Guidance

- 1.6 PPG12 states that supplementary planning guidance should be prepared in consultation with the general public, businesses, and other interested parties and their views should be taken into account before it is finalised. It should then be subject of a council resolution to adopt it as supplementary planning guidance. Upon adoption a statement of the consultation undertaken, the representations received and the Local Authority's response to those representations should be made available with each copy of the SPG.

¹ DTLR (July 2001) Planning Policy Guidance Note 25: Development and Flood Risk.

² DETR (January 2000) Planning Policy Guidance Note 12: Development Plans.

Accordingly, this SPG was subject to public consultation between 11th February and 29th March 2002, although comments were accepted up until 15th May 2002. This document has been circulated to statutory consultees, some landowners and other interested parties. All valid representations submitted during this period were considered by the Council. The results of consultation were reported to the Council's Cabinet at a meeting held on the 27th May 2004 and comprised a consultation statement, a summary of responses to the draft guidance and the Council's response and this revised SPG which was amended in light of some of the representations received through the consultation exercise. At this meeting this document was adopted as supplementary planning guidance.

- 1.7 Further copies of this document and other related documents³ can be obtained from:

*Planning Policy Unit
Directorate of Planning and Environment
Royal Borough of Windsor and Maidenhead
York Stream House
St Ives Road
Maidenhead
SL6 1QS*

- 1.8 If you have any queries concerning this document, please contact the Council's Planning Policy Unit on 01628 796112.

³ 'Consultation Statement and Summary of Representations Received (February-March 2002) in Response to the Draft Supplementary Planning Guidance on the Interpretation of Policy F1 (Development within Areas Liable to Flood) (June 2002) and the Council's Response'; various Cabinet reports.

2. PLANNING POLICY BACKGROUND

National Planning Policy Framework

Planning Policy Guidance Note 12: Development Plans⁴

- 2.1 Planning Policy Guidance Note 12: Development Plans (PPG12) provides guidance on what environmental considerations should be taken into account in development plans. Paragraph 4.4 indicates that development plans need to include policies for “*coastal protection, flood defence, and land drainage issues...*”

Planning Policy Guidance Note 25: Development and Flood Risk

- 2.2 Planning Policy Guidance Note 25: Development and Flood Risk (PPG25) provides guidance on development and flood risk areas.

- 2.3 The guidance states that local planning authorities should address the problems that flooding can cause by:

- *recognising that the susceptibility of land to flooding is a material planning consideration;*
- *giving appropriate weight to information on flood-risk and how it might be affected by climate change in preparing development plans and considering individual proposals for development;*
- *consulting the Environment Agency, which has the lead role in providing advice on flood issues at a strategic level and in relation to planning applications, and other relevant organisations;*
- *applying the precautionary principle to decision-making so that risk is avoided where possible and managed elsewhere;*
- *improving the information available to the public about the risks of locating human activities in areas susceptible to flooding;*
- *taking into account the responsibility of owners for safeguarding their own property as far as reasonably practicable;*
- *recognising that flood plains⁵ and washlands⁶ have a natural role as a form of flood defence as well as providing important wildlife habitats and adding landscape value; and*
- *recognising that engineering flood reduction measures may not always be the appropriate solution, since they can have economic and environmental costs and impacts on the natural and built environment, need maintenance and replacement and cannot eliminate all risks of flooding.” (Paragraph 8.)*

- 2.4 A summary of the PPG is available from the Planning Policy Unit upon request.

⁴ Published 18th January 2000.

⁵ “All land adjacent to a watercourse, as defined in the Land Drainage act 1991, or the coast over which water flows in time of flood or would flow but for the presence of flood defences where they exist.”

⁶ “Area of flood plain where water is stored in time of flood. Such an area may have its effectiveness enhanced by the provision of structures to control the amount of water stored and the timing of its release to alleviate peak flood flows downstream.”

Regional Planning Guidance for the South East (RPG9)⁷

- 2.5 RPG9 acknowledges that climate change is likely to exacerbate the risk of flooding. In relation to river flood plains, the guidance states that in the South East there are many areas, particularly close to the Thames, “*where there is already extensive building in the flood plains.*” In these areas, the guidance indicates that “*it is important that development... takes account of the risk of flooding and that undeveloped and undefended flood plains are protected from inappropriate development.*” Policy INF1 states that “*development should be guided away from areas at risk or likely to be at risk in future from flooding, or where it would increase the risk of flood damage elsewhere. Existing flood defences should be protected where they continue to be relevant.*” A copy of this policy and supporting text is set out in Appendix 1 to this report.

Local Policy Framework – Development Plan Policies

- 2.6 The Berkshire Structure Plan and the Royal Borough of Windsor and Maidenhead Local Plan comprise the development plan within the context of Section 54A of the Town and Country Planning Act 1990. They are used as the basis for making decisions on planning applications and development proposals in the period up to 2006.
- a) **Berkshire Structure Plan 1991-2006 (Incorporating Alterations adopted in August 1997)**
- 2.7 The Berkshire Structure Plan seeks to restrict new development in the floodplain (Policy EN3). A copy of this policy and supporting text is set out in Appendix 1 to this report.
- 2.8 In March 2002, the Deposit Draft Berkshire Structure Plan 2001-2016 was published. In September 2003, an Examination in Public was held and the Examination Panel’s report was published in December 2003. The Panel report was considered by the Berkshire Joint Strategic Planning Committee and as a result Proposed Modifications were published for a six-week consultation period between 10th March and 26th April 2004. The relevant policy in this Plan is Policy EN6. The Panel recommended further changes to Policy EN6 and the recommended changes have been accepted and incorporated into the Proposed Modifications. Whilst the emerging plan does not form part of the development plan, increased weight may be attached to Policy EN6 since the policy has been modified in line with the Panel’s recommendations. Policy EN6 is reproduced in Appendix 1.
- b) **Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted in June 2003)**
- 2.9 The Royal Borough of Windsor and Maidenhead Local Plan seeks to restrict development in the floodplain (Policy F1). This policy and full supporting text are reproduced in Appendix 1 to this report.

⁷

Published in March 2001

3. MAPPED DATA AND THE CONSIDERATION OF DIFFERENT AREAS

Floodplain Maps

- 3.1 There are four sets of maps that are critical to the implementation of Policy F1 of the Adopted Local Plan. These are
- 1) The EA Indicative Floodplain Map
 - 2) Interim Post MWEFAS Map
 - 3) The Results of the Lower Colne Flood Alleviation Scheme: Horton and Wraysbury
 - 4) Area Liable to Flood: Datchet.

The status of these maps is indicated below while Table 1 provides a summary of the coverage of the maps by Parish/Ward. In all cases, larger scale maps are available at the Council's offices in Maidenhead (Aston House, York Road) and Windsor (York House, Sheet Street) and in some cases can also be viewed on the EA's website (www.environment-agency.gov.uk).

The EA are currently undertaking a study of the Hurley to Teddington stretch of the River Thames. This study is expected to include an assessment of the effects of climate change. When the results of this study are published, the Council will need to consider the implications for the area shown as liable to flood on all maps including those areas that are presently defended from flooding under existing flood alleviation and defence schemes.

In 2004, the EA will also be publishing maps showing flood zones for the 1 in 100 and 1 in 1000 year flood envelopes referred to in PPG 25. Again, when these maps are published, the Council will need to consider the implications for the area liable to flood and take into account the EA advice on the implementation of these maps.

The Environment Agency's Indicative Floodplain Maps⁸

- 3.2 **For the purposes of Policy F1, the area liable to flood is shown on the EA Indicative Floodplain Map (the 2001 edition of the Indicative Floodplain Map is reproduced in Appendix 2)⁹ and is supplemented with other mapped data indicated in i) to iv) below.** This map will be used as a basis for consulting the EA on planning applications and for development control purposes (subject to i-iv below). It will be updated regularly, and eventually replaced by the maps showing flood zones. The Local Planning Authority will therefore use the most up to date floodplain maps available in decision making.

⁸ The main purpose of the 'indicative floodplain maps' is to notify those residents and businesses that they are located in areas at risk from flooding.

In November 2001, the EA published '2001 Indicative Floodplain Maps. These maps will be revised and updated over time. These maps relate to the 1:100 year flood event. PPG25 (paragraph 24) states that these maps "are based on the approximate extent of floods with a 1% annual probability of occurrence for rivers...or where this is greater, the extent of the highest known flood. These maps do not differentiate between defended and undefended areas or take account of the likelihood that flood risk will be increased by climate change...These maps represent the best available current information on the extent of flood risk. They will be revised and updated over time...these maps are indicative only, to be used as a basis for consultation and not as the sole basis for decisions on where planning policies apply."

⁹ The 2001 edition of the EA Indicative Floodplain Map was adopted by the Council for development control purposes on the 24th January 2002. This decision was implemented on the 4th February 2002.

3.3 The Indicative Floodplain Maps do not differentiate between defended and non-defended areas¹⁰. There are a number of areas in the Royal Borough that have been alleviated from flooding or will shortly be alleviated following the completion of flood defence schemes¹¹:

i) *Defended Areas: Maidenhead, Windsor and Eton*

3.4 On the 28th September 2001, the EA gave written notice to this Authority that the flood channel (Maidenhead Windsor and Eton Flood Alleviation Scheme (MWEFAS)) was fully operational and that within the defined area indicated on the Interim Post MWEFAS Map (dated October 2001) in Appendix 3, the flood defence measures have alleviated the risk of flooding and that there is no longer a need to consult the EA on any proposals for development (except where a consultation is required for non-flooding reasons). **On the 11th October 2001 the Council endorsed this decision and as of the 22nd October 2001, proposals for development located in the defended areas of Maidenhead, Bray, Eton and Windsor are not considered liable to flooding in respect of Policy F1. However, it also follows that in the areas shown as liable to flooding as defined in Appendix 3, all planning applications will be assessed against Policy F1 of the Adopted Local Plan.**

ii) *Defended Areas: Cookham*

3.5 Linked to MWEFAS are measures that aim to alleviate Cookham village from flooding. Although this part of the flood alleviation scheme has been completed, at the time of writing, the EA were still carrying out tests and verifying flood data. **The EA will therefore continue to resist development on flooding grounds, as defined by the black line on the EA Interim Post MWEFAS Map (refer to Appendix 3) until this work is completed. Within this area, applications for development will be assessed against the EA Indicative Floodplain Maps (Appendix 2 with a more detailed map set out in Appendix 2A). All proposals for development located in this area will therefore be assessed against Policy F1 of the Adopted Local Plan.**

iii) *Area Liable to Flood: Horton and Wraysbury*

3.6 The flood risk associated with a large area of Horton and Wraysbury has been significantly reduced following completion of works in these areas as part of the overall Lower Colne Flood Alleviation Scheme.

3.7 The defended areas of Horton and Wraysbury are defined on a separate map in Appendix 4. This map represents the best information that is available at the time of the publication of this SPG. On the 24th October 2001, the EA confirmed that in this defined area, the flood defence measures have alleviated flood risk and that there is no longer a need to consult the EA on any proposals for development (except where a consultation is required for non-flooding reasons). **On the 24th January 2002 the Council endorsed this decision and as of the 4th February 2002, proposals for development located in the defended areas of Horton and Wraysbury are not considered liable to flooding**

¹⁰ Defended areas are areas of land that have been relieved from flooding due to the construction of flood defences or flood channels.

¹¹ Although certain areas of the Royal Borough of Windsor and Maidenhead have been alleviated from flooding, there is no guarantee that such areas will not be subject to the risk of flooding in the future.

in respect of Policy F1. It also follows that in the areas shown as liable to flooding as defined in Appendix 4, all planning applications will be assessed against Policy F1 of the Adopted Local Plan.

iv) Areas Liable to Flood: Datchet

3.8 The flood modelling for the area around Datchet is extremely complicated. This is because it falls under three sets of flood plain modelling: 1) the Interim Post MWEFAS Scheme Map; 2) Indicative Floodplain Map; 3) Other modelling undertaken by the EA.

3.9 The area alleviated by the MWEFAS includes land north of the railway line (the line across Eton Road/Slough Road (south of Eton Close and Whites Lane)). This part of Datchet has been relieved from flooding up to a 1 in 100 year flood event. Other parts of Datchet that now fall outside the area liable to flood include most of Churchmead School, most of London Road, Leigh Park, Lawn Close, part of Lynchfield Road, Montrose Avenue, Fairfield Avenue, part of Montrose Way, part of Ditton Road and the majority of the cemetery. There are two main 'dry islands in Datchet 1) Mill Place Caravan Park and 2) the area including High Street and Queen's Road off Windsor Road. The area liable to flood in Datchet is defined on a separate map in Appendix 5. This map represents the best information that is available at the time of the publication of this SPG. **On the 24th October 2001, the EA confirmed that in this defined area, the flood defence measures have alleviated flood risk and that there is no longer a need to consult the EA on any proposals for development (except where a consultation is required for non-flooding reasons). On the 24th January 2002 the Council endorsed this decision and as of the 4th February 2002, proposals for development located in the defended area of Datchet are not considered liable to flooding in respect of Policy F1. It also follows that in the areas shown as liable to flooding as defined in Appendix 5, all planning applications will be assessed against Policy F1 of the Adopted Local Plan.**

Table 1: The Coverage of Floodplain Maps in the Royal Borough of Windsor and Maidenhead (relating to paragraphs 3.2-3.9)

Parish	Relevant Floodplain Map(s)
Bisham	Latest EA Indicative Flood Plain Map
Bray	Latest EA Indicative Flood Plain Map and the Interim Post MWEFAS Map (October 2001)
Cookham	Latest EA Indicative Flood Plain Map as it applies to the area liable to flood north of the black line on the Interim Post MWEFAS Map (October 2001)
Cox Green	Latest EA Indicative Flood Plain Map
Datchet	Latest EA Indicative Flood Plain Map and other modelling (please refer to Appendix 5 of this SPG)
Horton	Latest EA Indicative Flood Plain Map and the Results of the Lower Colne Flood Alleviation Scheme: Horton and Wraysbury (October 2001) (please refer to Appendix 4)
Hurley	Latest EA Indicative Flood Plain Map
Old Windsor	Latest EA Indicative Flood Plain Map
Shottesbrooke	Latest EA Indicative Flood Plain Map
Sunningdale	Latest EA Indicative Flood Plain Map
Sunninghill	Latest EA Indicative Flood Plain Map
Waltham St Lawrence	Latest EA Indicative Flood Plain Map
White Waltham	Latest EA Indicative Flood Plain Map

Parish	Relevant Floodplain Map(s)
Wraysbury	Latest EA Indicative Flood Plain Map and the Results of the Lower Colne Flood Alleviation Scheme: Horton and Wraysbury (October 2001) (please refer to Appendix 4)
Eton Town Council	Latest EA Indicative Flood Plain Map and the Interim Post MWEFAS Map (October 2001)
Maidenhead Wards	Latest EA Indicative Flood Plain Map and the Interim Post MWEFAS Map (October 2001)
Windsor Wards	Latest EA Indicative Flood Plain Map and the Interim Post MWEFAS Map (October 2001)

Outer Flood Areas

- 3.10 Through PPG25, the EA is required to publish maps indicating the outer flood area as defined as 1:1000-year floodplain maps. The 1:1000 (or 0.1% annual probability of flooding) will show the extent of extreme floods. This information will enable the EA to define Flood Zones 1 and 2 as set out in PPG25 (paragraph 30). At the time of publishing this SPG, the expected publishing date of the 1:1000 year outline was 2004, however, this timescale cannot be guaranteed and the publication of the 1:1000 year outline may be delayed further.

4. ASSESSING VARIOUS TYPES OF DEVELOPMENT IN THE FLOODPLAIN UNDER POLICY F1

- 4.1 Policy F1 of the Adopted Local Plan will be applied to all development within the area liable to flood. Policy F1 indicates that new residential development or non-residential development, including extensions in excess of 30m² will not be permitted “*unless it can be demonstrated to the satisfaction of the Borough Council that the proposal would not of itself, or cumulatively in conjunction with other development: 1) impede the flow of flood water; or 2) reduce the capacity of the floodplain to store flood water; or 3) increase the number of people or properties at risk from flooding*”.

General Advice on Domestic Extensions or Alterations

- 4.2 It is noted that PPG25, paragraph 58 indicates that ‘*applications by individual householders for minor extensions or alterations should not raise significant issues unless they are likely to have a direct and adverse effect on the watercourse or its flood defences, would impede access to flood defences and management facilities or where the cumulative impact of such developments could have a significant effect on flood storage capacity or flood flows*’. This advice is now echoed by the EA which have recently advised this local planning authority that generally, it does not wish to be consulted on domestic extensions, but will, however, wish to be consulted on all applications (including domestic extensions) within an 8m strip, either side of a watercourse¹². At the time of the publication of this SPG, the EA were producing internal guidance and in the future may not wish to be consulted on low risk developments. As soon as the EA has this guidance in place, the Council will be notified¹³. It is worth noting, however, that whilst paragraph 2.4.5 of the Adopted Local Plan indicates that the EA will be consulted for all planning applications for developments within the flood plain, the paragraph recognises that this local planning authority’s approach in consulting with the EA would change once the flood alleviation channel was completed.

Calculating Ground Covered Area¹⁴

- 4.3 Paragraphs 2.4.6 to 2.4.7 of the supporting text to Policy F1 of the Adopted Local Plan sets out how the Council will implement Policy F1 for extensions to existing residential and non-residential buildings located in the area liable to flooding and not defended. The key to assessing any proposal for development is the calculation of ground covered area (GCA). GCA is the calculation of gross external area of a building including any outbuildings that are non-floodable. For a house, the GCA would include the additions to the property that have been completed since 26th September 1978 (as per paragraph 2.4.7 of the Adopted Local Plan) which required express planning permission including any detached garage(s) together with any outbuildings that are non-floodable. Appendix 6 sets out the process for calculating GCA.

¹² In considering planning applications, the local planning authority will consult the relevant water company and sewerage undertaker for the Royal Borough of Windsor and Maidenhead. The Environment Agency (when appropriate) and Thames Water Utilities will be consulted on planning applications on issues such as the capacity of existing drainage systems, the feasibility and desirability of using sustainable drainage systems and the impact of discharge into watercourses.

¹³ Please also refer to DTLR (2002) “Preparing for Floods)

¹⁴ Please also refer to paragraph 4.6.

Garages

- 4.4 Detached garages (i.e. not integral) are considered by the EA not to have a ground covered area (GCA) as they are inherently floodable at ground level. However, there are a number of tests that must be met for a garage to be considered as floodable. (Please refer to Appendix 6: Calculating Ground Covered Area.)

The Treatment of Raised Patios, Terraces and Decking

- 4.5 If a proposal for development involves the material raising of the level of the land through the building of a patio and/or terrace, planning permission will be required. Similarly, decking is assessed as a solid structure. Even if a decking area is designed to be floodable, there is no guarantee that such a structure will be maintained as a 'floodable' structure. Accordingly planning applications involving a decking area in the flood plain will be treated in the same manner as development involving the raising of the level of the land. (Please refer to Appendix 6: Calculating Ground Covered Area.)

The Treatment of Ramps

- 4.6 To comply with Building Regulations, disabled access is required to all new buildings. If ramps are provided, they would be counted as ground covered area (please refer to Appendix 6: Calculating Ground Covered Area). Where a proposed development includes ramps which are not solid, planning conditions will be applied to prevent them from being infilled.

The Treatment of Boundary Walls and Fences

- 4.7 Walls and fences can have a significant impact on flood water flow and to some extent flood water storage, especially if they are constructed across a flood flow route. This can lead to higher flood water levels on one side increasing the flood risk. Therefore walls and fences should be permeable to flood water. Openings in walls and fences will always be required (except where permitted development rights apply) and any permission for these will include conditions to this effect. The least disruptive is a post and rail fence but this does not provide privacy. If privacy is required, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts), or hedging are preferred. If a solid wall is proposed there must be openings to predicted flood water level height, of sufficient number to allow free flood flow.

Redevelopment and Subdivision

- 4.8 Paragraph 2.4.8 of the supporting text to Policy F1 is concerned with the redevelopment and sub-division of plots and the consequent calculation of the footprint (GCA) in the context of Policy F1. It states that "*the redevelopment or subdivision of an existing site or building will normally be acceptable in terms of Policy F1 subject to no increase in ground cover or the number of habitable rooms*". The paragraph goes on to say that "*In calculating existing ground cover, detached ancillary buildings within the curtilage of a property may only be included in cases where their floor levels are higher than the 1:100 year flood level and therefore are not liable to flood. If no additions have been made since 26 September 1978 an increase in ground cover up to 30 sq. metres will normally be acceptable under the terms of Policy F1.*" Policy F1 seeks to limit any increase in

ground cover to 30 m². It is clear that Policy F1 implies that the 30 m² applies to all plots (including those as a result of sub-division). Thus where sub-division or redevelopment is proposed, an increase in floorspace will be permitted up to the maximum of 30m².

- 4.9 In calculating the footprint of buildings post 26th September 1978, in cases where buildings within property boundaries fall partly within and partly outside an area liable to flood, only those buildings/structures that fall within the area liable to flood will be included within the footprint calculation (GCA) for the purposes of redevelopment and subdivision.

Extensions following Redevelopment or Sub-division

- 4.10 Policy F1 indicates that new extensions up to 30m² would be allowed. Where redevelopment or sub-division has taken place, further extensions will be considered against Policy F1 as it relates to the new plots. Furthermore a previous removal of permitted development rights does not necessarily presume against all subsequent extensions.

Temporary Structures and Camping and Caravan Sites

- 4.11 Some temporary structures will, for the purposes of calculating ground covered area, be considered as non-floodable (please refer to Appendix 6). PPG25, however singles out camping and caravan sites for special consideration. The Adopted Local Plan Flood Policy does not specifically address the issue of camping and caravan sites in the floodplain, although Policy TM8 (Tourism on Farms) indicates that 'small scale seasonal camping and touring caravan pitches involving a maximum of 5 pitches' would be acceptable in principle subject to compliance with the Plan's Green Belt Policies. (In particular a scheme would be considered as acceptable provided that it was of modest scale and did not have an adverse impact on the surroundings: a scheme should not conflict with (Green Belt) Policy GB2 and other policies in the Plan relating to landscape conservation.)
- 4.12 Caravan and camping sites are not considered to be suitable in the floodplain. Furthermore, paragraph 70 of PPG25 indicates that "*caravan, camping and other temporary occupancy sites give rise to special problems in relation to flooding...The instability of caravans places their occupants at special risk and it may be difficult to operate an effective flood warning system. Such development should be refused in the areas of highest risk... as should proposed changes of use to residential mobile homes or permanent housing.*" Accordingly this Local Planning Authority will have regard to this advice when considering proposals for development in the area liable to flooding as indicated in the appendices of this SPG. This Local Planning Authority will also take into account the advice contained in PPG25 (paragraph 70) where it relates to instances where permission is granted for caravan/camping sites or other temporary holiday accommodation subject to a planning condition requiring the erection of suitable warning notices.

5. DEVELOPMENT IN THE FLOODPLAIN AND FLOOD RISK ASSESSMENTS

Flood Risk Assessments

- 5.1 PPG25 requires applications for development in areas of flood risk to include a flood risk assessment (FRA). The level of detail contained in a flood risk report will depend upon the type of development and the category of flood zone where the annual probability of flooding will vary. PPG25 identifies three different areas of risk: little or no risk; low to medium risk (1:1000-1:100 year flood event); and high risk (>1:00 year flood event). Furthermore, the high-risk zone is divided into three sub-zones¹⁵: developed areas; undeveloped and sparsely developed areas; and functional flood plains.
- 5.2 The EA has now produced guidance on the preparation of FRAs. The Council is also preparing further guidance on FRAs and it is envisaged that such guidance will be issued at a later date. This guidance will help inform applicants which type of development, in which locations will require a FRA by the Local Planning Authority. However it should be noted that FRA requirements would not pre-suppose that a proposal is acceptable under Policy F1 of the Adopted Local Plan.

Additional Information Required for Development Adjacent to Watercourses/on the Edge of the 100-year Floodplain and on Dry Islands

- 5.3 Paragraph 2.4.5 of the Adopted Local Plan indicates that some sites falling outside the flood area may need special treatment. There are many instances where non-residential and residential property boundaries fall partly within and partly outside the area defined as liable to flood or where proposals for development are located on 'dry islands'¹⁶. Paragraph 2.4.5 states that planning applications for development in these types of areas will be required to submit a ground level survey so that the risk of flooding can be fully evaluated. In such cases the EA will be consulted in line with PPG25 through the requirement for applicants to submit flood risk assessments (FRAs). The components of these FRAs should be discussed with Development Control in consultation with the EA¹⁷ (refer also to Section 5 of this document). However, as a general rule, a flood risk assessment for a proposal for development on a 'dry island' will be required to include the following:

- an assessment of the type and number of facilities on the 'island' and whether such facilities and services would be compromised in times of flooding;
- the extent of flooding at the site;

¹⁵ a) Developed areas are considered suitable for residential, commercial and industrial development provided the appropriate minimum standard of flood defence could be maintained.
b) Undeveloped & sparsely developed areas are generally not suitable for residential, commercial and industrial development unless a particular location is necessary e.g. for navigation and water-based recreation uses, agriculture and essential transport and utilities infrastructure, and an alternative low-risk location is not available. General-purpose housing or other development comprising residential or institutional accommodation should not normally be permitted. Residential uses should be limited to job-related accommodation.
c) Functional flood plains are areas that may be suitable for some recreation, sport, amenity and conservation uses (provided adequate warning and evacuation procedures are in place). Built development should be wholly exceptional and limited to essential transport and utilities infrastructure that has to be there. (Taken from PPG25 (Table 1).) Functional flood plain is defined as the area adjacent to a watercourse that floods regularly; at least 1:10 years.

¹⁶ Dry islands are defined as parcels of land that would be isolated by rising water in times of flood. They are indicated on the flood maps as set out in the appendices to this document.

¹⁷ The Council, in conjunction with the EA, is currently preparing further guidance on when the Local Planning Authority will require FRAs.

- the distance of the site from a non-floodable road;
- the type of persons at risk of flooding e.g. the elderly;
- the nature of the use;
- the position in the floodplain;
- frequency of flooding in the floodplain;
- method of safe escape to land wholly outside the flood plain.

6. MITIGATION MEASURES

Development on Piers and Voids and Floor Slab Levels

- 6.1 Paragraph 2.4.9 of the Adopted Local Plan sets out the Council's position concerning development on piers and voids under buildings while paragraph 2.4.11 indicates the Council's position as regards floor slab levels.
- 6.2 ***When the use of piers is not considered acceptable:*** The Council considers that the use of pier foundations will not be acceptable as a means of overcoming an objection to a proposal in terms of Policy F1. The Council is particularly concerned that such design solutions for buildings may result in voids that are difficult to prevent from becoming blocked by domestic items and debris.
- 6.3 ***When piers/voids are considered acceptable:*** Development on piers cannot be used to justify development, but where development is acceptable under Policy F1, then the EA may recommend the inclusion of piers and voids as a planning condition. The EA advises that the underside of the floor slab should be above the floodwater level with the provision of underfloor voids. However, it is recognised that in cases of extensions to existing properties, underfloor voids could cause an unacceptable mismatch in finishing floor levels. In cases where the depth of flooding is 100mm or less it may not be practical to incorporate underfloor voids, so it is unlikely that such a condition would be attached to a planning permission.
- 6.4 Where voids are acceptable under Policy F1, they should be open and maintained in perpetuity. The EA will advise on the acceptability of materials/methods to protect voids on a case by case basis. The EA has advised, however that the underside of the floor slab structure should be 150mm above the predicted flood level for the site¹⁸. The void openings should be 1 metre wide by the height of the predicted depth of flooding plus 150mm, extending from the existing ground level to the adjusted floodwater level, and there should be one opening in every 5-metre wall on all sides. The frequency may be varied according to circumstances, as the aesthetics of the building may be affected.
- 6.5 It should also be noted that the EA also advise that 150mm floor slab level should also be applied to office development as well as domestic extensions, while floor slab levels for warehouse development should be at or below existing ground level¹⁹.

Flood Compensation Schemes²⁰

- 6.6 Flood compensation schemes, must be located within the vicinity of the application site and must be fairly and reasonably related to it with agreement from the EA. Paragraph 2.4.10 of the Adopted Local Plan indicates that such schemes must be carried out on a "*level for level basis, which fully accommodates flood flows and storage and should improve upon the pre-development situation*". Schemes must be "*fully discussed and approved by the Environment Agency before an application for planning permission is made. All excavated material must be completely removed from the flood plain area*".

¹⁸ Advice on floor slab levels should be sought from the EA, particularly in relation to the effects of climate change. Please refer to the contact list in Appendix 7.

¹⁹ See footnote 18.

²⁰ Definition: In cases where the infilling in the floodplain is compensated by an excavation on land outside the floodplain (land that is typically on the edge of the floodplain) so that there is no loss of storage within the floodplain.

APPENDIX 1: Planning Policies

Regional Planning Guidance for the South East

“FLOODING

- 10.4 *There are three kinds of major flood risk: fluvial (resulting from high flows in rivers), tidal (where high tides in river estuaries flood adjacent land) and coastal (resulting from tidal conditions and meteorological surge and prevailing wind conditions). Climate change is likely to exacerbate the risk of river flooding, and together with the steady lowering of land in the South East will increase the risk from tidal and coastal flooding. Flood plains have been identified across the region by the Environment Agency based on a 1% probability of exceedence per annum for rivers and a 0.5% probability of exceedence per annum for coastal flooding. More extreme but less likely floods will affect areas beyond the indicative flood plain and flooding may also occur almost anywhere when exceptionally heavy rainfall overwhelms the capacity of the drainage infrastructure.*
- 10.5 *All forms of flooding can cause widespread damage and risk to life, and over time a range of works have been carried out to reduce flood risk – most notably the Thames Barrier and associated river walls, which together protect the capital to a 0.1% probability of exceedence per annum standard. Most rivers and coastal areas in the Region have some form of managed defence to alleviate flood risk. However, river flood plains are part of the natural regime of river and valuable habitats depend on periodic flooding. A sustainable approach seeks to maintain their role as flood plains and ensure their continued contribution to biodiversity. The region includes many areas, particularly close to the Thames, where there is already extensive building in flood plains. It is important that development here takes account of the risk of flooding and that undeveloped and undefended flood plains are protected from inappropriate development.*
- 10.6 *It would be unsustainable in the context of this Region to carry out flood defence schemes on rivers in order to free flood plains for development. There may be some scope for limited adjustments of levels at the edge of flood plains to enable development to take place without detriment to flood risk. In coastal areas, criteria are being developed by the Environment Agency and others for determining where it would be desirable to continue to maintain coastal defences against flooding and where it may be preferable to allow natural processes to take over. Shoreline Management Plans now exist for the whole of the South East coast. These make a valuable contribution to the understanding of coastal processes and towards the goal of achieving sustainable coastal defence and protection measures by informing the planning system.*
- 10.7 *A further concern is the need for a sustainable approach to run-off from redeveloped or newly built up sites and for the control of both rate and quality of discharge close to the source, in order to avoid adverse impacts on rivers regimes with a consequent risk of erosion, flooding and ecological damage. Various techniques, both old and new, are available. A number involve increased drainage by percolation into the ground. This reproduces natural drainage processes better than positive drainage direct to a watercourse, and provides a more acceptable way of eliminating pollutants than the use of gullies and interceptors, except on contaminated sites or those overlying vulnerable aquifers that require protection. Again, the need for costly upgrading of pipe networks may be avoided by the use of such techniques in conjunction with development and redevelopment in built up areas.*

Policy INF1

Development should be guided away from areas at risk or likely to be at risk in future from flooding, or where it would increase the risk of flood damage elsewhere. Existing flood defences should be protected where they continue to be relevant.

- a. *Development plans should:*
- i. *include policies to protect flood plains and to protect land liable to tidal or coastal flooding from development, based on the Environment Agency's indicative maps, supplemented where necessary by historical and modelled flood data and indications as to other areas which could be at risk in future;*
 - ii. *provide criteria for redevelopment proposals in river flood plains, in order to minimise their cumulative adverse impact and secure enhancement of the flood water storage and ecological role of flood plains;*
 - iii. *take account of emerging thinking on the need for 'managed retreat' from selected coastal defences; and*
 - iv. *encourage the adoption of sustainable urban drainage practices (see below).*
- b. *In addition:*
- i. *the Environment Agency plays an important role in identifying the nature and extent of flood risk and in determining priorities for flood studies and the need for flood management measures. Measures may be identified in Local Environment Agency Plans (LEAPS); and*
 - ii. *collaboration between a range of organisations in the preparation and implementation of Biodiversity Action Plans (BAPs) can also make a contribution, for example, in enhancing the role of rivers and flood plains as important wetland habitats for wildlife."*

a) **Berkshire Structure Plan 1991-2006 (Incorporating Alterations adopted in August 1997)**

“Flooding

6.7 *Most of Berkshire’s rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.*

Reducing the Risk of Flooding

Policy EN3 Development should nor be located in areas liable to flood if it would be likely to:

- (i) inhibit the capacity of the flood plain to store flood water; or*
- (ii) impede the flow of flood water; or*
- (iii) increase the risks to life or property arising from flooding.*

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 *Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.”*

Berkshire Structure Plan 2001-2016 Deposit Draft Incorporating Proposed Modifications (March 2004)

Policy EN6: Prevention of Flooding

1. *Development proposals will avoid adding to flood risk, either within the development site or elsewhere. Measures to employ sustainable drainage solutions will be encouraged.*
2. *Local planning authorities and developers will carry out a flood risk assessment based on a sequential approach when identifying new development sites, or assessing development proposals to ensure that the site can be developed and occupied safely and to prevent adverse flooding effects elsewhere in the catchment.*
3. *New development in the functional flood plain will only be permitted in exceptional circumstances and will be limited to essential infrastructure. Redevelopment of previously developed land in the functional flood plain should not interfere with flood flows or with river management options.*

Reason for the Policy

- 5.20 *Flood risk is likely to increase in the future due to climate change. PPG25 underlines the importance the Government attaches to the management and reduction of flood risk in the land-use planning process; to acting on a precautionary basis; and to taking account of climate change. To ensure this issue is adequately dealt with, and in line with PPG25, sustainable drainage solutions should be encouraged.*
- 5.21 *Functional floodplains are the unobstructed or active areas where water regularly flows in time of flood. Essential transport and utilities infrastructure that has to be located within the flood plain may be an appropriate exception to the principle of resisting development in these areas.*
- 5.22 *It is also important that the potential flood risk arising from new development and redevelopment of existing built-up areas is assessed against not just the immediately surrounding areas but the whole catchment..*

How it will be carried out

- 5.23 *The local planning authorities will liaise with the Environment Agency to ensure the most up to date flooding and climate change information is being used. PPG25 advocates the application of the risk-based approach and the sequential test for development sites and proposals. This approach has to be adopted in the identification of development sites and the assessment of all development proposals in or affecting areas of flood-risk. Any variance from the use of the test must be fully justified by the local planning authority concerned.*
- 5.24 *The Councils will apply the criteria in paragraph 27 and Table 1 of PPG25 when considering new sites for development. When considering development proposals, the Environment Agency will have a lead role in providing advice on flood issues. This will include defining the areas of flood risk and supplying this information to the Councils. Where development is acceptable in principle, sustainable drainage solutions should be employed to ensure that new development and redevelopment of existing built-up areas does not have an adverse effect elsewhere in the catchment. This may mean avoiding development, which might otherwise be acceptable, in some areas. Where this is not a viable option it is important that development is designed in a manner that allows it adequate flood protection but does not increase the risk of flooding elsewhere in the catchment.*
- 5.25 *Proposals for development should be accompanied by a flood risk assessment to ensure that the site can be developed and occupied safely . Development proposals will avoid adding to flood risk elsewhere. Councils will apply a precautionary approach to any uncertainties that may arise. Local planning authorities will also need to be satisfied that no reasonable options are available in a lower-risk category, consistent with other sustainable development objectives. Where alternative lower-risk sites are not available, adequate flood protection or other mitigation measures will need to be made. These measures may require planning obligations to fund the provision and future maintenance of flood defence works including sustainable drainage measures. Local plans will set out their detailed arrangements for sequential testing and risk assessment.*

b) Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted in June 2003)

“2.4 DEVELOPMENT WITHIN AREAS LIABLE TO FLOOD

2.4.1 *A large area of the Royal Borough lies within the flood plains of the Rivers Thames and Colne. The boundaries of the areas liable to flood have been derived in the main from a comprehensive flood study using physical and mathematical modelling techniques, undertaken by the Environment Agency. It corresponds to the area where there is a 1 in 100 chance of flooding occurring in any one year.*

2.4.2 *The Borough has experienced major floods in 1894 and 1947. Since then several floods of lesser severity have occurred (in 1954, 1959, 1974 and 1990). Since the last major flood in 1947 there has been a substantial increase in the number of new buildings in the flood area. Concern was raised about the effect this additional development could have on future floods of a similar intensity due to the loss of flood water storage capacity and the impeding of flow routes. As a consequence the Borough Council has operated a policy restraining development in the flood plain since 1978. This has been frequently supported at appeal.*

2.4.3 *Key objectives*

- (i) *To maintain adequate flood storage capacity within the identified flood area.*
- (ii) *To ensure the flow of flood water is not impeded.*
- (iii) *To ensure that development does not increase the number of people and properties at risk from flooding and the associated costs of providing emergency services.*

POLICY F1

WITHIN THE AREA LIABLE TO FLOOD AS SHOWN ON THE PROPOSALS MAPS, OR WITHIN OTHER AREAS SUBJECT TO FLOODING, DEVELOPMENT WILL NOT BE PERMITTED FOR NEW RESIDENTIAL OR NON-RESIDENTIAL DEVELOPMENT, INCLUDING EXTENSIONS IN EXCESS OF 30 SQUARE METRES, UNLESS IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE BOROUGH COUNCIL, THAT THE PROPOSAL WOULD NOT OF ITSELF, OR CUMULATIVELY IN CONJUNCTION WITH OTHER DEVELOPMENT:

- 1) **IMPEDE THE FLOW OF FLOOD WATER; OR**
- 2) **REDUCE THE CAPACITY OF THE FLOOD PLAIN TO STORE FLOOD WATER; OR**
- 3) **INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING.**

2.4.4 *For the purposes of this policy, new development will be taken to include:*

- (i) *Building on previously undeveloped sites; and*
- (ii) *Intensification of existing development through redevelopment or sub-division; and*
- (iii) *The raising of the level of land; and*
- (iv) *Residential or non-residential extensions; and*
- (v) *Detached ancillary buildings and portakabins.*

2.4.5 *The Environment Agency will be consulted for all planning applications for development within the flood plain to assess these risks. Development has occurred within the identified flood area to such an extent that the remaining undeveloped areas should be generally protected to maintain the present level of flood storage capacity and to prevent further encroachment and obstruction of flood flow routes. There is therefore a strong objection to new development in areas liable to flood which would impede the flow of flood water, reduce the capacity of the flood plain to store flood water, or increase the population at risk from flooding. This approach will be reviewed at a later date when the major flood alleviation channels between Maidenhead, Windsor and Eton and between Datchet, Wraysbury, Staines and Chertsey are complete, and this is shown, through consultation with the Environment Agency, to alter anticipated flooding areas and the need to safeguard these areas from development. Some sites falling outside the flood area shown on the Proposals Maps may also be at risk from flooding where these are adjacent to watercourses or lie at the edge of the 100 year floodplain. In these cases ground level surveys will need to be submitted with any proposal for development so that the risk from flooding may be fully evaluated.*

Extensions to existing buildings

2.4.6 *Since 1974 the Council has successfully operated a policy which balances the need to protect the flood plain from development with an individual's right to improve his property. This policy allowed small residential extensions up to 300 sq. feet ground cover. Within this limit the individual and cumulative loss of flood storage capacity were considered to be acceptable.*

2.4.7 *The Borough Council considers that this balanced approach remains appropriate. In implementing Policy F1 residential and non-residential extensions up to 30 sq. metres will not normally be regarded as conflicting with the policy. The 30 sq. metres will be taken to include all additions completed since 26 September 1978 (the date the Council first adopted a flood policy) which required express planning permission. Detached ancillary buildings within the curtilage of a property such as garages, sheds, greenhouses, boathouses, summerhouses or enclosed swimming pools will all count as additions where they result from the grant of planning permission. Car ports with at least two sides completely open, buildings constructed before 26 September 1978 or under permitted development rights, and buildings on top of an existing patio raised above flood level will not be included. Permission will normally be required for patios which involve a raising of the level of land. In such cases the area of raised land will be counted against the 30 sq. metres allowance.*

Redevelopment and subdivision

2.4.8 *The redevelopment or subdivision of an existing site or building will normally be acceptable in terms of Policy F1 subject to no increase in either ground cover or the number of habitable rooms, (as defined in the glossary). In calculating existing ground cover, detached ancillary buildings within the curtilage of a property may only be included in cases where their floor levels are higher than the 1:100 year flood level and therefore are not liable to flood. If no additions have been made since 26 September 1978 an increase in ground cover up to 30 sq. metres will normally be acceptable under the terms of Policy F1. The Borough Council will remove permitted development rights for extensions or enclosures when granting permission for redevelopment or subdivision (Part 1, Classes A, D, E; Part 2, Class A and Part 8, Class A of the second schedule to the Town and Country Planning General Permitted Development Order 1988, amended 1995).*

Development on piers

- 2.4.9 *The use of pier foundations will not be acceptable as a means of overcoming an objection to a proposal on the grounds of Policy F1. In the past, where this form of design solution has been allowed, problems have resulted from the inability of the planning authority to ensure that the voids beneath the building are not obstructed by domestic effects or by flood debris.*

Flood compensation schemes

- 2.4.10 *Flood compensation schemes may be considered acceptable but must be carried out on a level for level basis which fully accommodates flood flows and storage and should improve upon the pre-development situation. Any such scheme should be fully discussed with, and approved by, the Environment Agency before an application for planning permission is made. All excavated material must be completely removed from the flood plain area.*

Floor slab levels

- 2.4.11 *Wherever new development is permitted in the flood plain area, conditions will be imposed requiring floor slab levels of all habitable areas to be at least 150 mm above the predicted 1:100 flood level as determined by the Environment Agency.”*

APPENDIX 2: Environment Agency's 2001 Indicative Floodplain Map (1 in 100 year Flood Event)

(Removed – see note on cover page)

APPENDIX 2A: Environment Agency's 2001 Indicative Floodplain Map (1 in 100 year Flood Event): Cookham Extract

(Removed – see note on cover page)

APPENDIX 3: Interim MWEFAS Map

(Removed – see note on cover page)

**APPENDIX 4: Results of the Lower Colne Flood Alleviation Scheme: Horton
and Wraysbury**

(Removed – see note on cover page)

APPENDIX 5: Area Liable to Flood: Datchet

(Removed – see note on cover page)

APPENDIX 6: Calculating Ground Covered Area (GCA)

- 1) The first step in calculating GCA is to determine what additions to a property have been completed since 26th September 1978 where they have resulted from the grant of planning permission²¹.
- 2) The next step is to determine what additions in (1) are detached ancillary buildings within the curtilage (refer to 'Definition d)' below) of a property. .

The following list of detached ancillary buildings will count as additions (GCA):

- Non-floodable garages (refer to 'Definition b) below.)
- Sheds (only non-floodable brick built sheds, stores and other similar buildings. A wooden shed is not counted as GCA)
- Greenhouses (non-floodable)
- Boathouses (non-floodable)
- Summerhouses (non-floodable)
- Enclosed swimming pools (a swimming pool enclosed by a wooden building (if one exists) would not be counted as GCA)
- Patios (where this involves the raising of the level of the land)
(Please also refer to paragraph 4.5.)
- Decking (where this involves the raising of the level of the land)
(Please refer to Paragraph 4.5.)
- Terraces (where this involves the raising of the level of the land)
(Please refer to Paragraph 4.5.)
- Ramps and steps (where this involves the raising of the level of the land)
(Please refer to Paragraph 4.6.)

Definitions:

- a) **Car Ports:** The Local Plan makes it clear that car ports with at least two sides completely open and buildings constructed before 26th September 1978 or under permitted development rights will not be included within the GCA calculation.
- b) **Garages:** Garages will not be counted as an addition for the purposes of calculating GCA, if all the following criteria can be met:
 - i) finished floor level is at or below existing ground level;
 - ii) a gap between 100 and 150mm high under the main doors;
 - iii) openings on all three walls, usually a minimum of two on the long side and one on the short side of a single garage and two on a double garage. These openings to be from existing ground level up to the 1 in 100 year flood water level and a minimum width of 1 metre

It is for the applicant to provide information relating to and proving compliance with all the criteria contained in b) i-iii.

²¹

Please check the property history with the Council's relevant Development Control Unit.

- c) Any buildings on top of an existing patio raised above flood level will not be included in the GCA calculation.
 - d) In calculating the footprint of buildings post 26th September 1978, in cases where buildings within the curtilage or property boundaries fall partly within and partly outside an area liable to flood, only those buildings/structures that fall within the area liable to flood will be included within the footprint calculation.
- 3) The outcome of the GCA calculation in 2) will determine whether a new proposal for additional GCA will be acceptable or not with Policy F1 of the Adopted Local Plan. Extensions shall not exceed more than 30m² in excess of the criteria listed under 2) above.

APPENDIX 7: List of Useful Contacts

<p>Planning Policy Unit Directorate of Planning and Environment Royal Borough of Windsor and Maidenhead York Stream House St Ives Road Maidenhead SL6 1QS</p>	<p>Tel: 01628 796115 Fax: 01628 796054 Email: Planning.policy@rbwm.gov.uk</p>
<p>Development Control Directorate of Planning and Environment Royal Borough of Windsor and Maidenhead York Stream House St Ives Road Maidenhead SL6 1QS</p>	<p>Tel: 01628 796050 Fax: 01628 796438 Email: planning.maidenhead@rbwm.gov.uk</p>
<p>Street Care Management - Drainage Directorate of Planning and Environment Royal Borough of Windsor and Maidenhead Tinkers Lane Windsor SL4 4LR</p>	<p>Tel: 01628 796814 Fax: 01628 796859/796862</p>
<p>The Council's website is www.rbwm.gov.uk</p>	
<p>Environment Agency Planning Liaison Swift House Frimley Business Park Camberley Surrey GU16 5SQ</p>	<p>Tel: 01276 454322 Fax: 01276 454352 Website: www.environment-agency.gov.uk</p>
<p>Thames Water Utilities Kew Business Centre 1 Kew Bridge Road Brentford Middlesex TW8 0EF</p>	<p>Tel: 0207 713 3877</p>