

Appendix 3

Newberries Car Park, Radlett

Planning policy

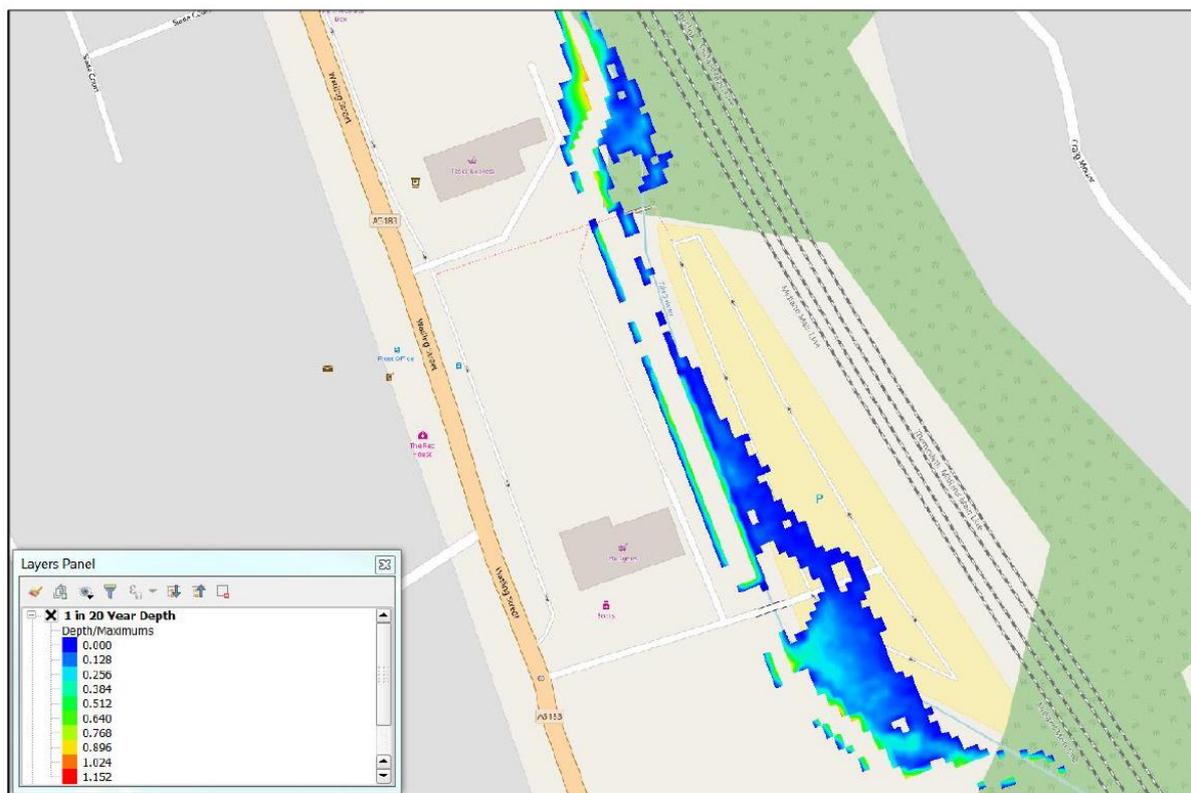
The relevant policies with regard to flood risk are SADM13 The Water Environment, SADM14 Flood Risk, SADM15 Sustainable Drainage, and SADM16 Watercourses. These are reproduced at Appendix 1.

Flood Zone boundary and possible uses

The historical Environment Agency modelling for this site did not accurately represent the extent of flood risk, therefore a review of the Environment Agency's hydrology and hydrodynamic modelling of the Upper Colne in this location was commissioned. This study produced a new flood outline for the site; EA modelling team confirmed the change was acceptable. It has been agreed that as part of the adoption the SFRA this new outline is to be accepted as the FZ3b outline for Newberries Car Park.

Flood Zone 3b

The boundary of FZ3b, as revised, includes only a small part of the Newberries Car Park. This area should be safeguarded from any development. Blue through green to orange as per the key would fall within FZ3b. The rest of the site would be redefined as FZ3a. (The pale yellow is mapping background – not relevant to flood zone designation).



Flood Zone 3a

A large part of the site - ie outside the blue/green/yellow/orange - lies within FZ3a.

Uses defined as 'less vulnerable' in planning guidance are acceptable in FZ3a. These include:

Less Vulnerable	<ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in "more vulnerable", and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).
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More vulnerable uses need to pass the exception test (see below). These include:

More Vulnerable	<ul style="list-style-type: none"> • Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
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Highly vulnerable uses are not permitted. These are:

Highly Vulnerable	<ul style="list-style-type: none"> • Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as "essential infrastructure").
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Where development is proposed in FZ3a opportunities should be sought to:

- Relocate existing development to land in zones with a lower probability of flooding;
- Reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage techniques;
- Ensure it remains safe for users in times of flood; and
- Create space for flooding to occur by restoring natural floodplain and flood flow paths and by identifying, allocating and safeguarding open space for flood storage.

Sequential and Exception tests

Proposals for development in FZ3a must pass the sequential test and, where 'more vulnerable' uses are proposed, the exception test. Details are included at Appendix 2.

Development Opportunities

The opportunities being put forward by the Radlett Consultative Group fall within the three bands set out within the EA guidance (less, more and highly vulnerable) and as such all opportunities would

need sequential and in some cases exception tests prior to the development or developments in principle being acceptable in terms of impact of new buildings and uses within this flood zone.

The next steps for the local planning authority would to review any proposed development in line with other planning policies and evidence bases that would promote sustainable and innovative development within Radlett town centre. The site has significant level challenges and as such a building of some presence is needed to ensure good place making, design and vitality. The need to elevate the building to ensure full car parking capacity would create an ideal space for more commercial focused development. Any proposed development should be of mixed use; acceptable options being retail stores (food) and restaurant on one or two levels with additional 3 to 6 storey section providing a hotel offer.