

From: Andrew Roberts [REDACTED]
Sent: 04 December 2019 14:29
To: Jennifer Margetts [REDACTED]
Cc: 'Karen Randolph' [REDACTED]; 'Karen Liddell' [REDACTED]; Ray Townsend'
[REDACTED]
Subject: RE: 2018/3810 Jolly Boatman

Dear Jenny

Interested parties and Members of the Council Planning committees will be familiar with the Environment Agency Flood Map for planning which provides a visual reference of the different flood zones for a site. I know from my discussions with Members that there is considerable confusion as to why this application does not use the latest Flood Map for planning and instead uses a map issued long before this scheme application was submitted.

While members and interested parties will generally defer to the EA there is value in everyone understanding that this application uses a very outdated model and the current model places large areas of the site in Zone 3. If it helps I have attached the latest flood map (December 2019) and May 2018 map either of which Alexpo could have included in their FRAs.

Anyone who reads the revised FRA will be led astray as to the extent of Zone 3 on this site. This should trouble the Council. Could you please email the Environment Agency and ask them to confirm why the Alexpo does not need to use the latest flood map.

Regards

Andrew Roberts

HCRC

Flood map for planning

Your reference
JB

Location (easting/northing)
515395/168433

Created
4 Dec 2019 12:10

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment
Agency

Flood map for planning

Your reference

JB

Location (easting/northing)

515395/168433

Scale

1:2500

Created

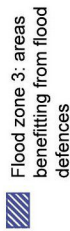
4 Dec 2019 12:10



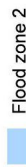
Selected point



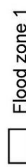
Flood zone 3



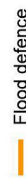
Flood zone 3: areas
benefitting from flood
defences



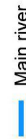
Flood zone 2



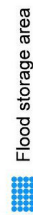
Flood zone 1



Flood defence



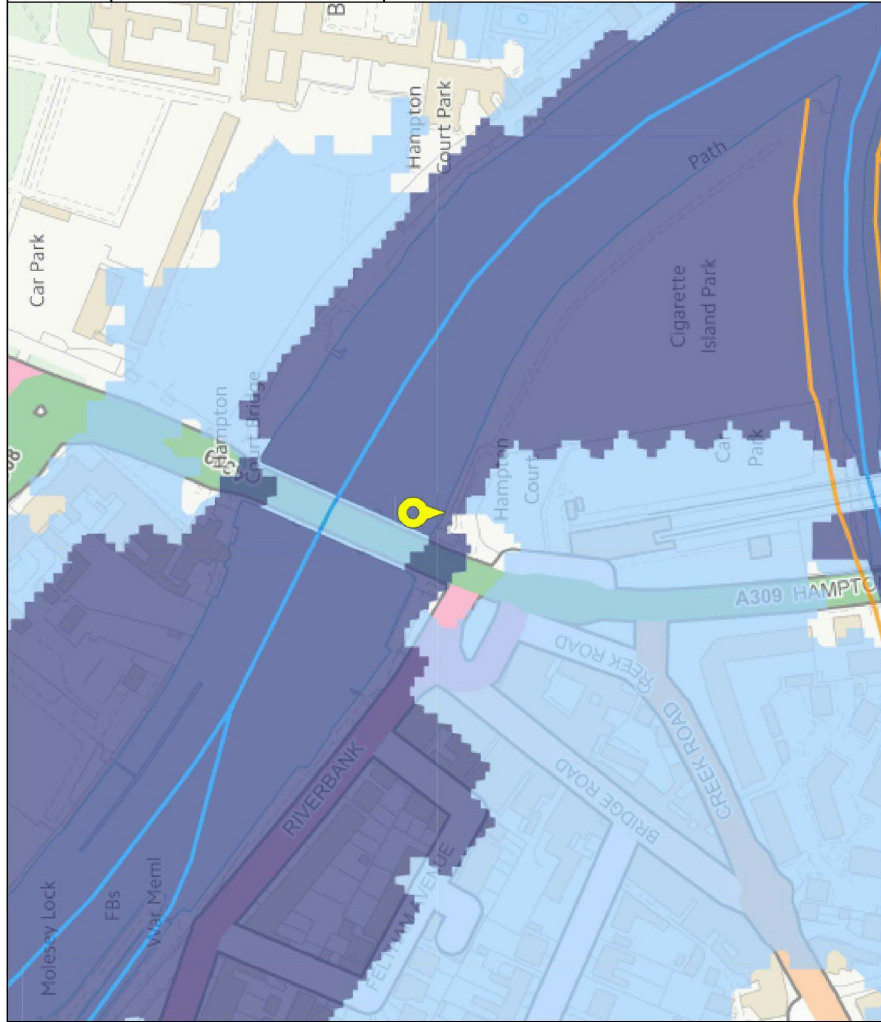
Main river



Flood storage area



Page 2 of 2



Flood map for planning

Your reference
flood map

Location (easting/northing)
515423/168407

Created
17 May 2018 12:13

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

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- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

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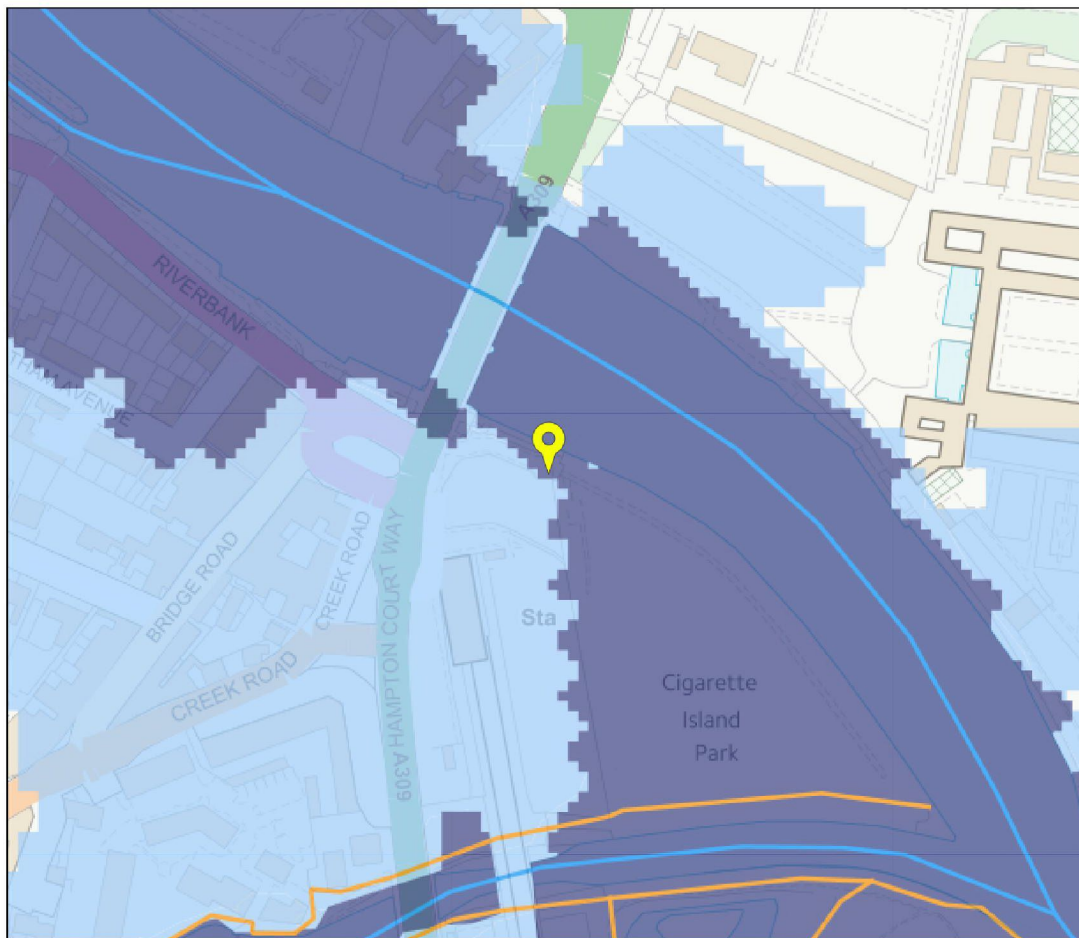
Flood map for planning

Your reference
flood map

Location (easting/northing)
515423/168407

Scale
1:2500

Created
17 May 2018 12:13



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

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