

Floodline
Developments
Ltd

Lynton House
Station Approach
Woking
Surrey
GU22 7PY
UK

01483 770 007

www.floodlinedevelopments.com

Solutions to Increased Flood Risks



Technical and Financial Expertise Available

Every year the weather patterns in the UK conspire to create havoc of one kind or another with flooding events. This Christmas and continuing into the New Year it has been primarily the turn of the South East to experience these forces of nature with significant flood events in Kent, Weybridge, Guildford and Leatherhead in Surrey to name just a few, although flooding affects every region of the UK.

Even though the Insurance companies and Government have come to an agreement to continue to fund flood risk homes, the size of the funds available looks insufficient for a major flooding event. When you have been flooded, forced out of your home and had your belongings destroyed, having access to insurance is little consolation when trying to protect the value of your home. Trying to stop the flood waters in the first place should be of primary concern

The Environment Agency have carried out significant investment into new flood defences over the past 5 years taking a further 175,000 homes out of flood risk. Job losses have been announced at the EA and their flood defence budget is being tightened to the extent that there may be insufficient funds to maintain let alone procure a long term flood defence strategy to protect UK homes.

The time has come for the Government and the EA to embrace a Public Private partnership approach and fully support water management programmes examples of which have been established internationally over many years enabling developers to construct flood resilient buildings which are designed to cope with rising flood waters and has the potential to offer increased water holding capacity helping to reduce flood risk for existing communities.

These solutions are available in the UK and conform to the existing planning policy in the National Planning Policy Framework (NPPF) and EA guidelines with their own standards for working and living with water. There are numerous examples where planning consents have been granted.

To date the Environment Agency offers flood protection on its own and has resisted this internationally accepted model. The time has come to explore new routes to funding flood protection projects.

At Floodline Developments we have promoting new and sustainable development solutions for areas in need of housing but where flood risk is a major constriction on any development. Working with private and public bodies we are collaborating to bring much needed innovative thinking to UK's housing supply, ensuring new developments are flood-proof whilst also helping alleviate flooding to existing communities.

The technical and financial solutions to dealing with flood risk is available and we welcome the opportunity to meet with politicians to discuss further how private and public bodies can work together to create sustainable communities equipped to dealing with increased flood risk.

Working with the CPSL

Earlier this year Floodline was invited to attend the **Sustainable Water Stewardship Collaboratory** which is part of the University of Cambridge Programme for Sustainability Leadership (CPSL). Within CPSL, Floodline have been championing the cause for sustainable developments in certain flood risk areas to help reduce overall flood risk to existing developments and to bring forward much needed residential and commercial developments.

The Collaboratory is sponsored by the likes of HSBC, Anglian Water, Nestle, ASDA, Atkins and Savills. Fundamentally, the programme is tasked with finding better ways to manage water and how large infrastructure projects are funded. It is all about how we value water for today and for the future.

www.cpsl.cam.ac.uk/natcap



NPPF and Flooding

Floodline have over the last few years worked closely with Peter Bide, formerly of the DCLG and instrumental in developing planning policy on flooding in PPS 25 and taken forward in NPPF. Peter is developing advice to planners to help implement the NPPF, and he commented;

Bringing NPPF policy for flooding, biodiversity and water together and looking at the bigger picture gives us opportunities to reduce flood risk across whole communities whilst regenerating communities and providing vital housing, and also enhance biodiversity and water availability and quality and improve the public realm.

Positive strategic planning from the catchment to building scale can achieve multiple benefits: managing flows along the river reduces flooding and provides water during draughts; water control structures such as agricultural reservoirs, flood storage areas and retention ponds provide a variety of valuable habitats as well as amenity/recreation space, 'blue corridors' through towns manage flows to prevent flooding and provide footpaths and urban green-space to make places more connected and liveable.

Creating sustainable drainage systems (SUDS) such as swales and retention ponds manages water at source to lower flood risk downstream whilst also providing pleasant open space to enhance the amenity of an area and encouraging biodiversity.

Case Study—Worcestershire

Several towns in Worcestershire experience recurring flood events which has and continues to damage property as well as act as a deterrent when trying to attract inward investment. This again impacts significantly on the social and economic prosperity. The Environment Agency have considered flood alleviation measures though to date the proposals being put forward are unattractive in design and at present fail to attract central funding from the EA based on standard cost benefit measures.

In 2012 Floodline were invited to consider options to explore alternative measures to offer flood alleviation that in view of the funding difficulties are both economically viable for the proposals themselves as well as offering the potential to act as an economic regenerator for the towns and wider area.

Following a period of consultation and research, including a meeting with the EA, Floodline presented their initial findings in January 2013 to local and central political representatives, illustrating that there were alternatives available which might attract private funding. Success for the strategy can only be demonstrated through a worked modelling exercise showing a flood alleviation strategy offering tangible benefits. The key to a successful outcome is to demonstrate a true Public and Private Partnership approach.



facebook.com/
 FloodlineDevelopments

Case study Kent

Floodline Developments Limited are currently in the early stage of discussions to assess the viability of developing a 130 acre site on former Brownfield Land located beside the River Medway. The area has a great need for housing but latest EA mapping shows all potential development areas to be in the flood zone.



The development of Can-Float homes enables a smaller development of traditional homes to take place. Building a smaller number of traditional homes will be important and complement the flood resilient homes. All link roads will be constructed above the 1 in 100 year + CC flood level and several culverts will be installed under the roads to allow free flow of flood water within the known floodplain. Building here using Floodline's methodology enables the local community to develop and thrive.