

Flooding Steering Group Meeting	
Date and time:	Monday 16 th July 2012 (3-5pm)
Venue:	Committee Room 2, Civic Reception of the Town Hall
Agenda Item 1 Our duties as a LLFA	<p>Patricia Cuervo, from RBKC explained the Council's duties as a Lead Local Flood Authority which includes assessing and managing flooding events, maintaining a public register of Flood Risk Management Assets, becoming a Sustainable Urban Drainage Systems Approving Body (SAB) and delivering a series of documents.</p> <p>A new member of staff will be appointed as Water and Flood Risk Manager in September.</p> <p>A question was asked about if the LLFA will be responsible for sewer flooding. The response was that only if there is a combination of sewer and surface water causing flooding.</p>
Agenda Item 2 Basements Policy Review	<p>Chris Turner, from RBKC gave an update on basements policy review, including information on the issues raised during a recent consultation. Consultants have been appointed to undertake some research as evidence base for the policy review. A further round of consultation will take place in December.</p> <p>Several points were raised:</p> <ul style="list-style-type: none"> • Concern about subterranean development covering gardens which have impermeable hard standing and the added impact of climate change, as this may change the classification and effects of storm events (which were once considered one in a hundred years, to one in twenty). • Concern that existing legislation does not allow the Council to control hard surfaces in back gardens. A way of controlling this through planning could be by an Article 4 Direction which will limit permitted development rights. However, not all cases of paving in the garden could be controlled through Article 4 Directions. These points will need to be raised at Central Government level so it could change the current law on permitted development. • Importance of incremental effect of hard and impermeable surfaces which will lead to more surface water entering the sewer system. It was explained that the incremental effect will be looked by the consultants. Elgin crescent is a good example of incremental effect of basements. Portland Road and Abingdon Villas are examples of the cumulative impact on structural stability of subterranean development. • Climate change will not be taken into consideration by the consultants although it has been taken into consideration in the Surface Water Management Plan and in the forthcoming review of the Strategic Flood Risk Assessment. • No surface water run-off should be allowed for any development.

**Agenda Item 3
Greenstreets @
Counters Creek**

Celeste Morgan from AECOM and Jane Mulholland from LSX gave a presentation on the SuDS programme that they are undertaking on behalf of Thames Water. Streets have been shortlisted in RBKC and LBHF. The budget for the project is about £500k. Residents were invited to take part in the project and to help publicising it.

**Agenda Item 4
Draft Surface Water
Management Plan
action plan**

Patricia Cuervo gave an overview of the Surface Water Management Plan and its action plan. The comments raised on the action plan were:

- Flood maps are not readily available or clear on the Council's website. They need to be better explained and at a bigger scale. People may want to identify their property in the map. Issues regarding the negative impact that bigger scale maps may have in house insurance. Regulator needs to be told that insurance companies are not doing their job properly (need for specialist insurance).
- Concern was expressed that five years after the 2007 floods, K&C residents still have not been given clear maps on surface or groundwater flood risk areas, and many still don't know what practical measures they should have at the ready, such as sandbags to put into basement toilets to stop them from back flowing.
- A question was put forward to Thames Water to contact underwriters who do risk assessments for insurers to let them know what improvements they have done to which properties.
- Website is too confusing: too many documents in the website which means it is not accessible to the layperson. Unable to open the maps on the website.
- There is a need for practical advice on what people can do to protect their properties. People are becoming complacent and therefore will not take measures to protect their properties properly.
- There was a question about the reason why the Council is not implementing its flood policy adopted in December 2010. There is a need for the SuDS for small development tool to be used sooner than April 2013. The Planning Department will aim to use it from September if possible. It needs to be reviewed and consulted as part of the Validation List for 6 weeks.
- Developers are using loopholes to get around the Council's policy requirements in terms of the permeable surfaces and amount of topsoil needed for basement development. For example, there are raised beds in Elgin Crescent instead of the 1m topsoil required for basement proposals.
- There was a question about the Council's emergency plan for flooding and its community flood plan. They need to be more visible and accessible.
- The Council needs to start taking into account the damage caused to properties by ground water saturation and the incremental effect. Groundwater is included in the basements policy review. The consultants will be addressing it in their report.
- The cobbles gutters are being lost due to poor resurfacing of the highways. Holland Park Avenue is an example of this loss. This will have a negative effect in flood mitigation.
- There is a need for better coordination between departments.