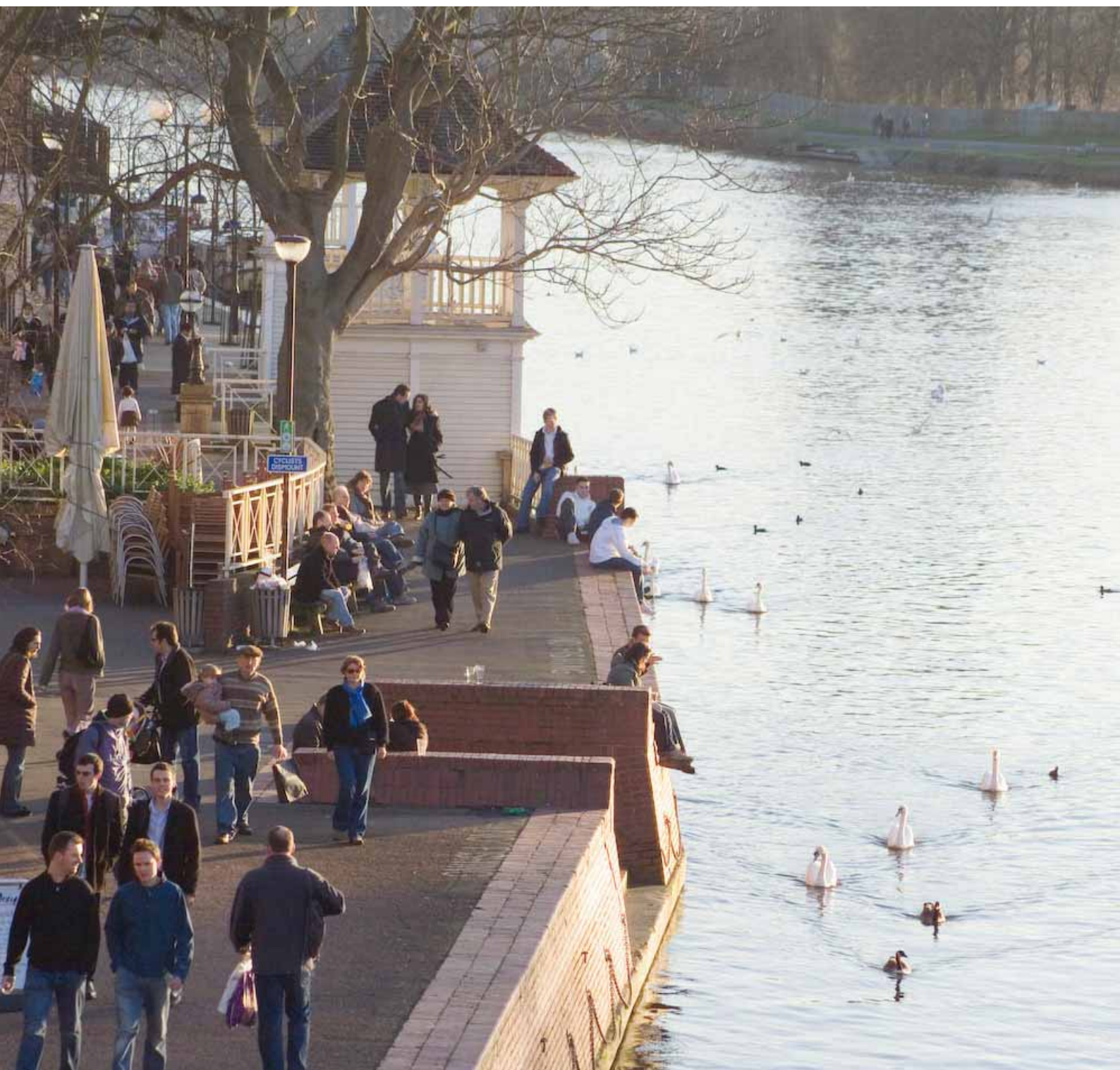


chapter

11

infrastructure provision to support new development and flood risk





KEY OBJECTIVE 8:

To ensure that new development is supported by adequate infrastructure and services and to manage flood risk

- 11.1 New development, redevelopment and the intensification of existing activities and uses can all generate additional demand for services or works, including new roads and improved access, community and health facilities and utilities. This AAP proposes significant new development, commensurate with Kingston's physical capacity and role as a metropolitan centre and additional infrastructure may be required to support this growth. Inadequate infrastructure can result in unacceptable impact on the environment, through sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low water pressure. In accordance with PPS12 and sustainability objectives for this AAP, the Council will work with service providers and identify requirements for any new infrastructure and services, so that such provision can be properly planned for, funded and programmed. The Council recognises the need to ensure that the proposals in this AAP are not compromised by unrealistic expectations about the future availability of social, transport and utilities infrastructure and resources.
- 11.2 The AAP relies on the provision of school places in existing schools in the areas surrounding the town centre, for which capacity has been identified. The provision of an enlarged/replacement GP healthcare facility has been planned within the North Kingston area on Proposal Site P18 and planning permission has been granted. The provision of enhanced faith, community and voluntary sector facilities (Policy K6) has been identified in this AAP so that they can continue to meet local needs and assist in increasing the scale and scope of their public service delivery. Transport infrastructure is dealt with in Chapter 9 of this Plan.

POLICY K22: TOWN CENTRE INFRASTRUCTURE

The Council will keep under review infrastructure capacity and additional requirements for education, healthcare and community facilities, waste disposal and utilities resulting from the development proposals set out in this AAP and will work with developers, utility companies and the Primary Care Trust to ensure the provision of adequate infrastructure to support proposed development.

| POLICY CONTEXT FOR POLICY K22 | TOWN CENTRE INFRASTRUCTURE |
|-------------------------------|--|
| London Plan | <ul style="list-style-type: none"> • 3A.20 Health Objectives • 3A.21 Locations for Health Care • 3A.24 Education Facilities • 3A.23 Health Impacts • 4A.21 Waste Strategic Policy and Targets • 4A.22 Spatial Policies for Waste Management • 4A.16 Water supplies • 4A.18 Water and Sewerage Infrastructure • 4A.4 Energy Assessment |
| UDP | <ul style="list-style-type: none"> • STR7b Water Resource Management • RES6 Provision of Adequate Infrastructure |

11.3 In respect of water supply, drainage and sewerage infrastructure, engagement with Thames Water has identified a need for investigations to establish infrastructure requirements and the impact of the development proposed in this AAP on the existing network. Associated studies and upgrading of the network may be required, which may need to be funded by developers. Developers will need to assess the waste water capacity both on and off the site to serve new development and demonstrate that proposals will not lead to overloading of existing waste water infrastructure and problems for existing or new users. New development will require separate foul and surface water drainage/ sewerage, as drainage of surface water to foul sewers is a major contributor to sewer flooding. Provision should be made for surface water to drain to ground, watercourses or surface water sewers. In terms of water supply, developers will be required to pay for any mains diversions and new off-site infrastructure resulting from development proposals.

For individual development schemes, developers need to contact Thames Water at an early stage to discuss sewerage and sewage treatment, available capacity and infrastructure requirements to ensure that these essential services are provided effectively.

11.4 Town centre activities generate significant amounts of waste and the challenge of managing waste in a sustainable way in the future is considerable. The Council adopted a Waste Strategy in 2004 that sets out the framework and criteria for decisions to reduce waste and meet waste targets over a long timescale. The Council is preparing a Joint Waste DPD with neighbouring authorities. Development proposals should include appropriate facilities to minimise waste and maximise recycling.

POLICY K23: S106 PLANNING OBLIGATIONS AND DEVELOPER CONTRIBUTIONS

There is a presumption that appropriate new development within the town centre will contribute towards the cost of delivering public infrastructure, including improvements to facilities and the environment and provide affordable housing by means of Planning Obligations, in accordance with Circular 05/2005 Planning Obligations (or subsequent legislation) and saved UDP Policies H9, T22, and RES 8 (or subsequent LDD policies).

| POLICY CONTEXT FOR POLICY K23 | S106 PLANNING OBLIGATIONS AND DEVELOPMENT CONTRIBUTIONS |
|-------------------------------|---|
| Government Circular | <ul style="list-style-type: none"> • 05/2005 Planning Obligations |
| London Plan | <ul style="list-style-type: none"> • 3A.10 Affordable Housing • 6A.4 Priorities in Planning Obligations • 6A.5 Planning Obligations |
| UDP | <ul style="list-style-type: none"> • H9 Affordable Housing • T22 Transport Contributions • RES6 Provision of Adequate Infrastructure • RES8 Community Benefit |

- 11.5 The Council will enter into negotiations with applicants for planning permission and prospective developers to seek the provision of facilities, or a contribution towards the full cost of requirements made necessary by and related to the proposed development, that is fairly and reasonably related in scale and kind to the proposed development and its impact on the wider area. Further guidance will be provided in a subsequent SPD on the Council's approach to planning obligations and developer contributions across the Borough. Such improvements to facilities or the environment may include: affordable housing; access, public transport, walking, cycling and car park improvements; safety and security measures; public realm, open space and environmental improvements; public art; learning and skills; healthcare facilities and services; education, community and voluntary sector facilities; children's play and childcare provision; and utilities infrastructure.



POLICY K24: FLOOD RISK MANAGEMENT (Plan 13)

Flood risk assessment (FRA) will be required for major development proposals within Flood Zone 1 and all new development within Flood Zones 2 and 3 (3a and 3b). The FRA should be commensurate with the degree of flood risk posed to and by the proposed development and take account of the advice and recommendations set out in the Kingston town centre Strategic Flood Risk Assessment 2007 (SFRA), including measures to be adopted by new development to reduce flood risk and meet the requirements of PPS25 (Development and Flood Risk).

Within Flood Zone 3b, functional floodplain, only water compatible uses and essential infrastructure (PPS25 Table D3) will be permitted, unless the site specific recommendations in the SFRA state otherwise.

Within High Risk Zone 3a, development proposals should include the flood mitigation measures set out below as an integral part of the design process:

- Land use on the ground floor must be limited to non-residential uses
- Floor levels must be situated above the 1% predicted maximum flood level plus climate change, incorporating an allowance for freeboard. The SFRA, figure 4 and section 6.4.4 provide further guidance on raised floor levels and predicted flood depths
- Safe escape routes must be provided for evacuation in times of flood
- Access to basement areas must be situated above the predicted maximum flood level plus freeboard and all basements must be of a waterproof construction;
- Development must not result in an increase in maximum flood levels within adjoining properties

Within Medium Probability Zone 2 development proposals must have:

- Floor levels situated above the 1% (100 year) predicted maximum flood level plus climate change. The SFRA, figure 4 and section 6.4.5 provide further guidance on raised floor levels and predicted flood depths
- Safe escape routes must be provided for evacuation in times of flood, even within areas where buildings are not directly affected

Within all areas of the town centre (including Low Flood Risk Zone 1), development proposals should, where appropriate, include SuDS (Sustainable Urban Drainage Systems) to reduce surface water runoff rates, or as a minimum ensure that future redevelopment does not increase runoff.

11.6 The town centre has a history of flooding from the River Thames and the Hogsmill River and falls mainly within the Environment Agency Flood Zones 2 (lower risk) and Flood Zone 3 (higher risk) viewable on the Environment Agency website: www.environment-agency.gov.uk

detailed flood zone maps (Plan 13 and Figure 1 of the SFRA) for further reference, after initially consulting the EA flood zone maps. It makes recommendations for future development based on the probability and consequence of flooding and promotes future sustainability within areas that are at risk from flooding. It has informed the application of the sequential test required by PPS25 that underpins the allocation of sites and the assessment of development proposals in this AAP.

11.7 To minimise risk of flooding, a Strategic Flood Risk Assessment (SFRA) and Flood Risk Management Study of the town centre has been prepared and agreed with the Environment Agency. This reviews the delineation of flood risk and provides

| POLICY CONTEXT FOR POLICY K24 | FLOOD RISK MANAGMENT |
|-------------------------------|--|
| London Plan | <ul style="list-style-type: none"> • 4A.12 Flooding • 4A.13 Flood risk management |
| Community Plan | Vision: An environmentally conscious community and a sustainable borough |
| UDP | <ul style="list-style-type: none"> • STR7b Water Resource Management • OL18 Flooding |
| Other Sources | <ul style="list-style-type: none"> • Kingston town centre Strategic Flood Risk Assessment 2007 (SFRA) |

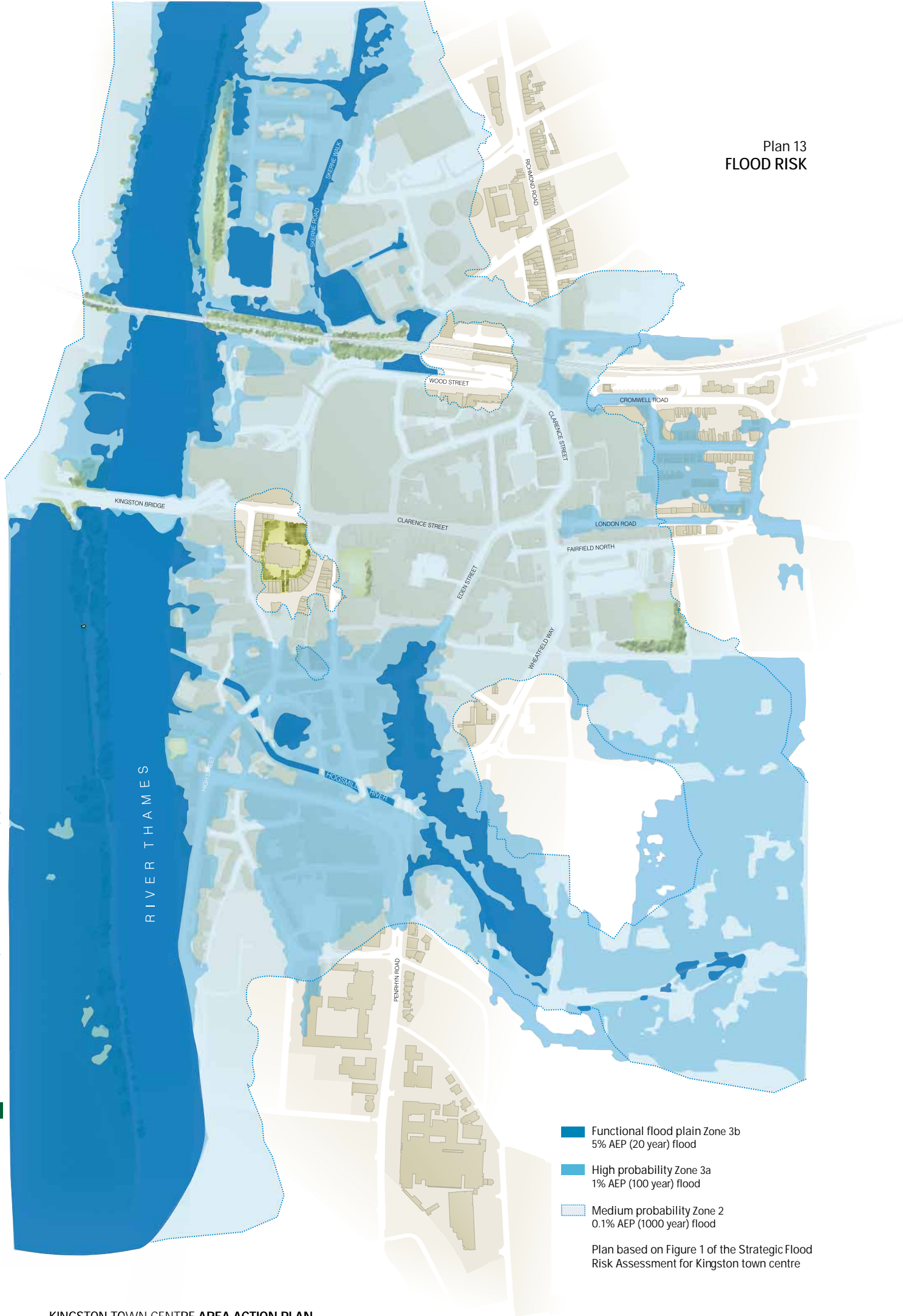
Surface Water Flooding

11.8 In areas identified as being at risk from flooding, detailed site based FRA is necessary to: assess the predicted flooding regime, ascertain the risk of flooding to the development and the impact that the proposed development may have upon existing flood levels; appraise the options to manage and reduce flood risk throughout the lifetime of the development and address the residual risk to the site. Proposed flood risk management measures should demonstrate future sustainability. The SFRA provides further guidance and is available separately from the Council and through the K+20 website www.kingston.gov.uk/kplus20.

11.9 The town centre is a highly developed area, which generates a significant amount of surface water run-off due to large areas of impermeable paving. This can contribute to increased risk of flooding down stream, poor levels of groundwater replenishment, pollution and habitat damage. The use of sustainable urban drainage systems (SuDS) in new development, in consultation with Thames Water and the Environment Agency and in accordance with PPS25 (para.63), can help to reduce surface water run-off and reduce risk of flooding. Please also refer to para.11.3 of this AAP.

11.10 The cost of flood protection measures required by new development will need to be fully met by the developer and the Council may seek to cover this matter by a S106 planning obligation/agreement in accordance with Circular 5/05 and PPS25 (see Policy K23).





Plan based on Figure 1 of the Strategic Flood Risk Assessment for Kingston town centre