

What follows is only one of the modifications I proposed – I have not attempted to draft out the modification I also proposed, to the general effect that no further development should be allowed on the fringe of the Lea Valley until the flood defences on the river channels (including the Dagenham Brook) have been upgraded to deal with the 1 in 100-year (plus climate change allowance) event, the drainage has been upgraded to the same standard, and (if this has not already been done) the groundwater has been thoroughly investigated.

in Policy 93, add as the last sub-policy (and letter accordingly)

In relation to land in identified Critical Drainage Areas (“CDA’s”) and land in the natural flood plain of the River Lea west of the railway line running from Stratford station through Lea Bridge station, requiring land to be set aside for additional water storage areas when necessary or desirable to prevent flooding.

points to be included in the explanatory text

- This provision is intended to mirror the effect of NPPF (2021) paragraph 161(b).
- The test of what is “necessary or desirable” is what is necessary to prevent or reduce flooding whether from river water or from surface water of vulnerable uses including residential areas in the area downstream of the land to be set aside, in the once-in-100-year event (that is, an event with 1% AEP, plus allowance for climate change), or reasonably required by the precautionary principle to prevent flooding in that area.
- In the areas mentioned in this sub-policy the Council may require, as a condition of granting planning permission for development of a site, that land within the site (to be agreed by the Council) be set aside for a flood alleviation scheme (“FAS”).
- In CDA’s the Council may require developments downstream of a proposed FAS to make (in addition to all other contributions required) specific contributions to the FAS which is intended to protect the area where the development is located.
- Within the natural floodplain in the Lower Lea Valley west of the railway line, the Council will look favourably on applications for development which propose to lower the ground level of part of the site to allow it to be re-wilded as marshland (as an enhancement in accordance with paragraph 17.50 of this Plan) while raising the ground level of the remainder of the site so as to ensure that the development on the remainder of the site will not be flooded in the once-in-100-year event.

Dr RJ Gay
on behalf of Waltham Forest Civic Society