

# Planning Purbeck's Future

Purbeck Local Plan Part 1

Adopted November 2012



Thriving communities in balance  
with the natural environment

## Policy FR: Flood Risk

The impact of flooding will be managed by locating development in accordance with Purbeck's Strategic Flood Risk Assessment (SFRA).

### **Flood Risk Assessments (FRA)**

In Flood Zone 1, an FRA will be required for planning applications with a site area under 1 hectare that:

- Will alter the natural rate of surface water run-off; or
- Are located in areas where there is known to be a localised flooding, or drainage problem as set out in the SFRA maps; or
- Are located in areas below 3.55 metres above ordnance datum; or
- Are located in areas below 6 metres above ordnance datum and are within 50 metres of the coast (defined as back edge of beach or coast protection line).

An FRA will not normally be required for householder development in Flood Zone 1. Exceptional circumstances will need to be agreed with the Council on a site by site basis.

All FRAs should include topographic survey with levels reduced to ordnance datum

Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard.

Where appropriate, sustainable drainage systems (SuDS) should be incorporated into the design of the development.