

Policy E4: Assessing flood risk

Applicants should assess flood risk when preparing a planning application and use the Council's Strategic Flood Risk Assessment (SFRA) to avoid any risks by steering development to areas with the lowest risk of flooding.

A Flood Risk Assessment (FRA) should be provided for all development in Flood Zones 2 and 3. A FRA will also be required for development on sites in Flood Zone 1 that:

- a. are over 1 hectare; or
- b. are at risk from other sources of flooding (as set out in SFRA maps) and where development would introduce a more vulnerable use (as identified in flood risk vulnerability classification of National Planning Practice Guidance); or
- c. are likely to be at risk from flooding in the future; or
- d. are likely to increase the risks from flooding elsewhere; or
- e. are in an area which the Environment Agency has identified as having a critical drainage problem.

In assessing proposals for development in an area with a risk of flooding, or where development is likely to increase the risk from flooding elsewhere, the Council will need to be satisfied that:

- f. adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient, flood resistant and 'future proofed' (finished levels for development must be set at a level agreed by the Council and should include 600 millimetres freeboard above the assessed flood level) against the effects of climate change; and
- g. safe access and escape routes are provided where required and practicable.

Development will not be permitted where it would adversely impact on the future maintenance, upgrading or replacement of a flood defence scheme.

Sustainable drainage systems

79. Sustainable drainage systems (SuDs) should be designed to manage surface water running off development so that it mimics natural (from undeveloped land) run off rates as closely as possible. Properly designed SuDs can help to avoid flooding, limit the impacts from flooding, remove pollutants from surface

water run-off and provide biodiversity and amenity benefits.

- 80.** The Council encourages applicants to work with the relevant organisations (the Lead Local Flood Authority, sewerage undertaker, Environment Agency, or internal drainage body) at pre-application stage when designing SuDs. Where there is a risk from flooding, SuDs should be designed to ensure that the development will be safe over its lifetime and that surface run-off from development will not increase flood risk elsewhere. Working with other relevant organisations, the Council will assess reasonably practicable design standards for SuDs on an individual basis. The Council encourages applicants to consider the opportunities for reducing the overall level of flood risk in the surrounding area and beyond, when designing SuDs.