

# The Role of Planning

- 1. Strategic (Local Plan)**
- 2. Site Specific (Planning Applications)**



# Strategic

National Planning Policy Framework (NPPF) requires Local Authorities to produce a Strategic Flood Risk Assessment (SFRA)

SFRA incorporates information from various sources (EA flood maps, local flood information, comments from Drainage Boards etc.)



# Strategic

The SFRA is an essential element of Local Plan Process (adopted March 15)

Ensures that large-scale development is not within recognised flood zones

Working with Environment Agency to assess infrastructure requirements (Infrastructure Delivery Plan)



# **The Planning Application Process**

**Developers will consider flood zones before selecting a site.**

**Flood Zone 1 – Low Probability**

**Flood Zone 2 – Medium Probability**

**Flood Zone 3a – High Probability**

**Flood Zone 3b – Functional Floodplain**



# The Consultation Process

SSDC are required to consult EA and LLFA on certain applications

LLFA and EA consider the technical information that has been submitted (Flood Risk Assessments etc.) and advise SSDC

The local community should also provide any evidence of local flooding issues



# The Decision Making Process

## Policy EQ1 of the Local Plan

*'Development will be directed away from medium and high risk flood risk areas*

## Section 10 of the National Planning Policy Framework

*'Inappropriate development in areas at risk of flooding should be avoided'*

**Development in Flood Risk Areas requires a clear justification.**



# Finally

- Planners are not engineers or hydrologists. We rely upon experts to assess whether proposals are acceptable
- Flooding is a material consideration when making decisions and cannot be ignored.
- Applications can only be refused on flooding impacts where there is robust, defensible evidence.

