

Appendix 1 SADM Policies relating to flood risk

Policy SADM13 - The Water Environment

...New built development will normally be directed to Flood Zone 1, in preference to Flood Zones 2 or 3 as shown on the Policies Map. New development will not be permitted in Flood Zone 3b, as defined by the Strategic Flood Risk Assessment, and redevelopment of previously developed land in Zone 3b will only be permitted if the proposals are for a compatible use....

Policy SADM14 - Flood Risk

The risk of flooding will be avoided and reduced by:

- (i) locating development within areas of lower flood risk through the application of the sequential test and then applying an exception test in line with the National Planning Policy Framework (NPPF); and
- (ii) ensuring that development proposals in flood risk areas actively manage and reduce flood risk by applying the sequential approach at site level.

Where new development is proposed in a flood risk area, a site specific Flood Risk Assessment will be required. This must take into account the risk associated with all types of flooding.

Development must satisfy the following principles:

- (i) It must not increase the risk of flooding elsewhere.
- (ii) Within sites at risk of flooding, the most vulnerable parts of the proposed development should be located in areas of lowest flood risk, unless there are overriding reasons to prefer different locations.
- (iii) Floor levels of development in Flood Zones 2 and 3 should be situated above the 1% (1 in 100 years) plus climate change predicted maximum water level, plus a minimum watertight depth of 300mm above the normal water level.
- (iv) Development at risk from any form of flooding should be flood resilient and resistant, with safe access and escape routes: it should also be demonstrated that residual risks can be safely managed.
- (v) Development should incorporate appropriate flood resilient features and flood mitigation measures.
- (vi) Where possible the footprint of existing buildings should be reduced.
- (vii) Any necessary flood protection or mitigation measure should not have an undue impact on nature conservation, landscape character, recreation or other important matter.
- (viii) There should be no net loss in flood storage on site.
- (ix) Flood flow routes should be preserved.
- (x) Where possible, flood storage should be maximised through the use of green infrastructure and sustainable drainage systems.
- (xi) The risk from all types of flooding should be reduced as a consequence of development, wherever possible.

Where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative before other site works.

Policy SADM15 - Sustainable Drainage Systems

The design of new development should include sustainable drainage measures.

In particular, the Council will require the introduction of sustainable drainage (SuDS) on all major developments (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and any subsequent order). The drainage scheme should provide the most sustainable option from the SuDS hierarchy. Measures should attenuate water runoff at source (e.g. through attenuation ponds, filter strips, swales) and achieve multiple benefits (including management of flood risk and surface water pollution, amenity and biodiversity). The drainage scheme will:

- (i) achieve the green field runoff rate, or as close to it as practicable;
- (ii) provide a 1 in 100 year attenuation taking into account climate change;
- (iii) provide arrangements for future maintenance and management.

Policy SADM16 – Watercourses

Development on sites that contain a watercourse or are situated next to a watercourse will comply with the following principles:

- (i) Development will not culvert a watercourse nor build over a culverted watercourse.
- (ii) The natural environment of the watercourse and areas of water will be conserved or improved.
- (iii) A minimum 9m wide undeveloped buffer zone will be provided from the top of the bank of any watercourse.
- (iv) Opportunities should be provided to support river restoration and enhancement within the catchment of the watercourse.
- (v) The opportunity to refurbish and/or renew existing assets (e.g. bridges, culverts and river walls) should be provided to ensure their lifetime is commensurate with the lifetime of the development (an assessment of the condition of the assets will be required).
- (vi) A Water Framework Directive (WFD) assessment will be required for proposals involving works which would have a direct impact on a river (e.g. re-alignment of a river or work to bridges).