

Managing Flood Risk

Policy CC/9: Managing Flood Risk

1. In order to minimise flood risk, development will only be permitted where:
 - a. The sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable (where required).
 - b. Floor levels are 300mm above the 1 in 100 year flood level plus an allowance for climate change where appropriate and where appropriate and practicable also 300mm above adjacent highway levels.
 - c. Suitable flood protection / mitigation measures are incorporated as appropriate to the level and nature of flood risk, which can be satisfactorily implemented to ensure safe occupation, access and egress. Management and maintenance plans will be required, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
 - d. There would be no increase to flood risk elsewhere, and opportunities to reduce flood risk elsewhere have been explored and taken (where appropriate), including limiting discharge of surface water (post development volume and peak rate) to natural greenfield rates or lower, and

(continued)

- e. The destination of the discharge obeys the following priority order:
 - i. Firstly, to the ground via infiltration;
 - ii. Then, to a water body;
 - iii. Then, to a surface water sewer;
 - iv. Discharge to a foul water or combined sewer is unacceptable.

- 2. Site specific Flood Risk Assessments (FRAs) appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for the following:

- f. Development proposals over 1ha in size;
 - g. Any other development proposals in flood zones 2 and 3;
 - h. Any other development proposals in flood zone 1 where evidence, in particular the Strategic Flood Risk Assessment or Surface Water Management Plans, indicates there are records of historic flooding or other sources of flooding, and/or a need for more detailed analysis.

- 3. FRAs will need to meet national standards and local guidance (including recommendations of the South Cambridgeshire and Cambridge City Strategic Flood Risk Assessment (2010) and the Phase 1 and 2 Water Cycle Strategy or successor documents).

- 4.35 The NPPF (2012) requires a risk based sequential approach to flood risk, to avoid high risk areas and steer development to areas at lower risk. As well as minimising risk to the development itself, development should not increase flood risk elsewhere, and opportunities should be taken to reduce risk downstream, such as by reducing run off rates.
- 4.36 The Environment Agency publishes a Flood Map for Planning on their website, which identifies areas with an annual likelihood of flooding greater than 1% in any year for fluvial inland flooding (equivalent to 1 flood event in 100 years). They do not take account of existing flood defences, but show where these are present.
- 4.37 South Cambridgeshire District Council, in partnership with Cambridge City Council, commissioned a Strategic Flood Risk Assessment, which explores the nature and extent of flood risk across the area, taking account of the anticipated impacts of climate change. In addition, Cambridgeshire County Council, now the lead local flood management authority, has prepared a Surface Water Management Plan. These should be used to support the consideration of planning applications. A flooding and water management Supplementary Planning Document will be prepared in liaison with stakeholders to assist developers and key stakeholders with the effective delivery and implementation of the policy.
- 4.38 The appropriate responsible bodies including The Environment Agency, Anglian Water, Internal Drainage Boards and Cambridgeshire County Council should be

consulted, as appropriate, during the initial design process for any new development or redevelopment.