

Policy W1

Flood Risk

1. Where there is a risk of flooding from any source, both now and in the future, development must manage that risk, in strict accordance with national policy, by:
 - a. Applying the sequential test and exception test as required;
 - b. Avoiding uses incompatible with Flood Zone 3a and 3b altogether, in accordance with the Flood Risk Vulnerability Classification;
 - c. Incorporating flood protection, resilience and mitigation measures appropriate to the nature and scale of the risk, as set out in the Council's Strategic Flood Risk Assessment; and
 - d. Avoiding an increase in flood risk, and where possible reducing the overall level of flood risk, both on the site and elsewhere.
2. Site-specific flood risk assessments will be required, in accordance with the Council's Strategic Flood Risk Assessment, for proposals:
 - a. In Flood Zones 2 and 3;
 - b. Of 1 hectare or greater in Flood Zone 1;
 - c. In Flood Zone 1 where there is an identified critical drainage problem (as notified by the Environment Agency);
 - d. Which may be subject to sources of flooding other than from rivers, such as surface water (including proposals which could affect or be affected by substantial overland surface water flow routes);
 - e. Where the site may be at risk from the breach of a local defence (even if the site itself is in Flood Zone 1);
 - f. Where there is an intention to discharge water to the catchment or assets of a water management authority;
 - g. Where robust, documented evidence of historical or recent flood events has been provided to the Council; and
 - h. On land in the vicinity of a small watercourse or drainage features that might not have been demarcated as being in a Flood Zone in national mapping.
3. Where required, flood protection, resilience and mitigation measures must:
 - a. Be informed by a site-specific flood risk assessment;
 - b. Feature at an early stage in the design process, take a sequential approach to the location of built structures within the site, make space for water and design buildings to reflect the flood risk;
 - c. Be multi-functional where possible and maximise opportunities for landscape, biodiversity and blue green infrastructure improvements;
 - d. Include agreed arrangements for their long-term retention, maintenance and management; and
 - e. Prevent increased pollution of the natural environment Policy W3 (Water Supply and Quality).