

LP27 – Flood risk and vulnerability

- 15.63 The National Planning Policy Framework sets out what the planning and flood risk requirements are for local authorities in producing Local Plans and for decision taking on planning applications. Incidents of flooding are expected to increase due to the effects of climate change. The sources of flooding can vary and include rivers and streams, the sea, surface water, groundwater and drainage systems. The Strategic Flood Risk Assessment is a key evidence document to identify and manage flood risk from all sources across the Plan area.
- 15.64 Whilst neither of the Districts have major flood risk areas there is a small section of estuary which is threatened by coastal erosion on the Shotley Peninsula and there are areas across both Districts which suffer from localised flooding. Localised flooding is mainly a result of surface water flooding which has potential to be addressed through measures to improve drainage channels.
- 15.65 The general approach to flood risk is to seek to direct development away from the areas at highest risk or where this is unavoidable, that development is made safe for its lifetime without increasing flood risk elsewhere. Applicants are required to have regard to the relevant Strategic Flood Risk Assessment when proposing development. Where necessary, a site specific flood risk assessment should be carried out. The sequential test set out in national planning policy should be followed.
- 15.66 Early consideration should be given to the potential to use SuDS to identify when/where the use of such technologies is feasible and to also identify which type of SuDS is most appropriate to local site conditions. The Lead Local Flood Authority is SCC. Further information on local SuDS guidance can be found in the [Suffolk Flood Risk Management Strategy](#).

COASTAL CHANGE

- 15.67 The Essex and South Suffolk Shoreline Management Plan 2 (2010) identifies an area in Babergh within which development should be restricted due to pressure from coastal erosion. This relates to the eastern section of Babergh known as the Shotley Peninsula, along the estuary.

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Proposals for new development can be approved where:

- 1. The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date;**
- 2. In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes addressing the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment;**
- 3. Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, pluvial, tidal and sewer flooding) through application of a sequential approach to flood risk within the design and layout of the site, the implementation of Sustainable Drainage Systems (SuDS), and avoiding or mitigating risks to ground or surface water quality;**
- 4. Above ground, appropriate SuDS are incorporated within new developments unless it can be demonstrated that ground conditions are unsuitable for such measures, and take these opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement (but excluding public open space);**
- 5. Details appropriate to the scale of development are provided regarding how on-site surface water drainage will be managed so as to not cause or increase flooding elsewhere. This includes taking account of the cumulative impact of minor developments;**
- 6. Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible;**
- 7. In circumstances requiring surface water management measures (including rain water harvesting), adequate mitigation which removes any increased flood risks and/or detrimental impacts are provided to support any planning application to the satisfaction of the Lead Local Flood Authority;**
- 8. Further indicative details of long-term maintenance, management and where appropriate adoption by an appropriate body are provided at application stage; and**
- 9. There is no unacceptable impact upon areas identified as vulnerable to coastal erosion.**