

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Planning Policy Manager

REPORT NO: PLA 882

DATE: 26 April 2011

TITLE:	Level 2 Strategic Flood Risk Assessment (SFRA) for South Kesteven - Publication of Final Report	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Frances Cartwright, Economic Portfolio	
CONTACT OFFICER:	Margaret Parr	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below NOT REQUIRED	Full impact assessment Required: N/A
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	PPS25 Development and Flood Risk SFRA Final Report June 2009 (Entec)	

1. RECOMMENDATIONS

1. That the Development Control Committee is informed of the main conclusions arising from the Level 2 Strategic Flood Risk Assessment (SFRA). These conclusions will be used as background evidence to support and inform policies and proposals in the emerging LDF documents.

2. That the conclusions of the SFRA also be used by the Council in determining planning applications, particularly applications located in areas defined in the SFRA as at risk of flooding. In these locations specific requirements are made for certain types of development. Applications must therefore be supported with the appropriate information to demonstrate that the proposed development is not at risk of flooding, nor that it increases the risk of flooding elsewhere. This will need to be demonstrated in a flood risk assessment for the application site.

2. PURPOSE OF THE REPORT/DECISION REQUIRED

Planning Policy Statement 25 (PPS25) *Development and Flood Risk* requires the Council to produce a Strategic Flood Risk Assessment (SFRA) for the district. The SFRA assesses the risk of flooding across the district, and particularly considers the flood risk associated with areas which are being considered for future development as part of the emerging LDF.

In 2009 a Level 1 SFRA was prepared for South Kesteven, in order to comply with the requirements of PPS25. That report recommended that a Level 2 assessment should be prepared to consider the flood risk to and posed by sites considered for allocation in the Site Allocations and Policies DPD.

This report includes a written statement providing information about flood risks and management in Grantham, Stamford, Bourne and the Deepings, as well as the 16 Local Service Centres within the District, and a set of maps. These detail: Flood Zones; Historic Fluvial Flooding; SuDS Potential; Potential Surface Flooding; and Fluvial Flood Risk at Potential Allocation Sites for each area.

A Level 2 SFRA would not normally be necessary in a number of Local Service Centres. This is because either the risk of flooding is not high or the majority of potential development is not in areas of high flood risk. The study, however, includes and assesses all 16 Local Service Centres. It provides additional information to that in the Level 1 Assessment and can be used to support Sequential Test and inform site specific Flood Risk Assessments. The report considers each town and LSC in detail, and summarises the flood risk and surface water risk for each. This information is of use in determining which Local Service Centres are best able to accommodate additional development, from a flood risk perspective.

The report draws upon the latest Environment Agency hydraulic river model flood extents (including, where available, flood hazard data). It assesses the flood risk on each suggested allocation site and recommends appropriate management approaches (as per PPS25). The report constitutes part of the evidence base when allocating sites.

3. DETAILS OF REPORT

The main conclusions of the Report are summarised in Appendix 1. These conclusions should be used as evidence to guide and support the Site Allocations and Policies DPD and Grantham Area Action Plan, and also to guide the evidence provided by applicants in support of planning applications.

The SFRA review has been prepared for the Council by Entec UK Limited. The selection process for the Assessment followed the Councils procurement procedures for quotations. The EA has taken an active role in the assessment process and the preparation of the final report.

The SFRA Final Report therefore meets the requirements of PPS25 and of the Councils project brief. It also meets the requirements of the Environment Agency, and as such should be put into immediate use by the Council.

4. OTHER OPTIONS CONSIDERED

The Council has a statutory duty to prepare an SFRA. There are, therefore, no alternative options to consider.

5. RESOURCE IMPLICATIONS

The SFRA review has been prepared for the Council by Entec UK Limited. The selection process for the Assessment followed the Council's procurement procedures for quotations. Budget provision for the assessment was included within the Planning Policy budget for the financial year 2010-2011.

The implications of the SFRA upon the work of both the Development Control and Planning Policy teams is minimal, as the report updates and informs existing procedures and current work.

6. RISK AND MITIGATION

The SFRA guides the location of new development to areas which are not at risk from flooding. As such the SFRA will reduce the likelihood of additional properties being at risk of flood damage in the future.

Failure to approve the SFRA and use its conclusions and recommendations may result in new buildings being built in areas which are at risk of flooding and, therefore, may increase the number of properties within the District which could be affected by flood damage. It may also result in additional areas of land becoming at risk of flooding.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

N/A

8. CRIME AND DISORDER IMPLICATIONS

N/A

9. COMMENTS OF FINANCIAL SERVICES

Costs of undertaking the study will be contained within existing departmental budgets which have been supplemented by Housing and Planning Delivery Grant.

The organisation used to deliver this SFRA review was appointed following a properly constituted procurement process.

10. COMMENTS OF DEMOCRATIC AND LEGAL SERVICES

The purpose of the report is to inform the Development Control Committee of the Assessment and its implications for use in considering planning applications and for the emerging policies associated with the Local Development Framework. Specialists have been procured to carry out the Assessment.

**11. COMMENTS OF OTHER RELEVANT SERVICES
COMMENTS OF DEVELOPMENT CONTROL LEAD PROFESSIONAL**

The Development Control process already requires the submission of a Flood Risk Assessment (FRA) for sites within areas at risk of flooding; the SFRA refines the flood zones which have been defined by the Environment Agency. Additional recommendations of the SFRA relating to the provision of information about water discharge from development sites are also already required as part of the application process.

The SFRA Level 2 study provides an update of information which will help inform the consideration of planning applications and should be welcomed.

12. APPENDIX 1: Synopsis of SFRA Final Report: