

Introduction

Portsmouth is at risk of flooding from a variety of sources. Tidal inundation could potentially have the most catastrophic impact, particularly if this is as a result of breach in the flood defences. Flooding can threaten life and cause substantial damage to property. Although flooding cannot be entirely prevented, its impacts can be avoided and reduced through good planning and management.

All forms of flooding and their impact on the natural and built environment are material planning considerations.

The planning process looks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk of flooding. Where new development is necessary in high risk areas, it must be made safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Flooding should be considered as early as possible in preparing development proposals.

When do I need to provide a flood risk assessment?

Proposals for the following types of development must be accompanied by a flood risk assessment before we will validate the application:

- development proposals of 1 hectare or greater in flood risk zone 1
- any proposal in flood risk zone 2
- any proposal in flood risk zone 3

If you are planning development it is your responsibility to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed. Flood resistance and resilience measures should not be used to justify development in inappropriate locations where sequential and exceptions tests cannot be passed.

What information should a flood risk assessment include?

For small scale proposals (domestic extensions, or non-domestic extensions of less than 250sqm footprint) you can submit the simple table in Box 1 to satisfy the requirement to provide a site specific flood risk assessment.

All other applications for development in areas identified as being at potential risk of flooding must be accompanied by a site specific flood risk assessment developed in accordance with the requirements of the Technical Guidance to the National Planning Policy Framework, and taking into account standing advice at www.gov.uk/guidance/flood-risk-assessment-standing-advice

A site specific flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Developers should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Flood risk assessments should:

- be proportionate to the risk and appropriate to the scale, nature and location of the development;
- consider the risk of flooding arising from the development in addition to the risk of flooding to the development;
- take the impacts of climate change into account;
- be undertaken by competent people, as early as possible in the particular planning process, to avoid misplaced effort and raising landowner expectations where land is unsuitable for development;
- consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification, including arrangements for safe access;
- consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made;
- consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and coastal processes;

- include the assessment of the remaining (known as 'residual') risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular development or land use;
- consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of development may affect drainage systems; and
- be supported by appropriate data and information, including historical information on previous events.

Box 1: Householder and other minor extensions in Flood Risk Zones 2 and 3

If you are submitting a planning application for a householder development or a non-residential extension with a footprint of less than 250sqm on a site which is located within flood risk zone 2 or flood risk zone 3 you should complete this form and submit it with you planning application. If you do not provide this information or a site specific flood risk assessment your application will be invalid. Before completing the form below you should refer to the standing advice: www.gov.uk/guidance/flood-risk-assessment-standing-advice.

You must make it clear on your plans where the required mitigation measures have been incorporated into your scheme.

To be completed by the applicant and submitted with the application:

Complete the table below and include it with the planning application submission. We will use the table, together with the supporting evidence as the Flood Risk Assessment for your application.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p>Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.</p>	<p>Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (May 2007)</p>	
<p>Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum</p>	

Further information

'National Planning Policy Framework' (March 2012), Department for Communities and Local Government

'Improving the flood performance of new buildings - Flood resilient construction' (May 2007), Department for Communities and Local Government