

Wiltshire Council

Western Area Planning Committee

6 April 2016

Question from Mr Alistair Wright

What is the step by step process sites go through to prove they are not in flood effected areas (from all source) and that they will not increase risk to others now or in the future, how is this information used in the sequential and exception test to ensure that the least flood effected areas are used first and that flood prone areas and the floodplain are protected from development by the LPA and how would the council react if sequential tests were not done or pertinent information was not supplied to it?

If additional information has been requested but not supplied what is the council's policy for dealing with lacking or missing data?

Response

Government advice, as set out in the National Planning Policy Framework (NPPF), supplemented by the Technical Guidance on Flood Risk is that development should be directed away from areas at highest risk. These are defined as Flood Zones 2 and 3; or land within flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency. Where development within these zones is necessary, it should be made safe without increasing flood risk elsewhere.

The Government advice is to steer new development to areas with Flood Zone 1. If a developer can demonstrate that a proposed site is within this flood zone, no sequential or exceptional test is required. The advice on the application of the sequential test in zones 2 and 3 is set out in the Technical Guidance.

Proposals for major developments and developments within Flood Zones 2 and 3 should be accompanied by a flood risk assessment. When the Council receives a major development accompanied by a Flood Risk Assessment, it seeks the views of the Environment Agency to inform the decision making process. In this way, the Council and the Environment Agency work together to protect vulnerable flood zone areas. Where the Environment Agency considers that they require additional information to prepare their response on a planning application, the Council requests that this be supplied by the applicant