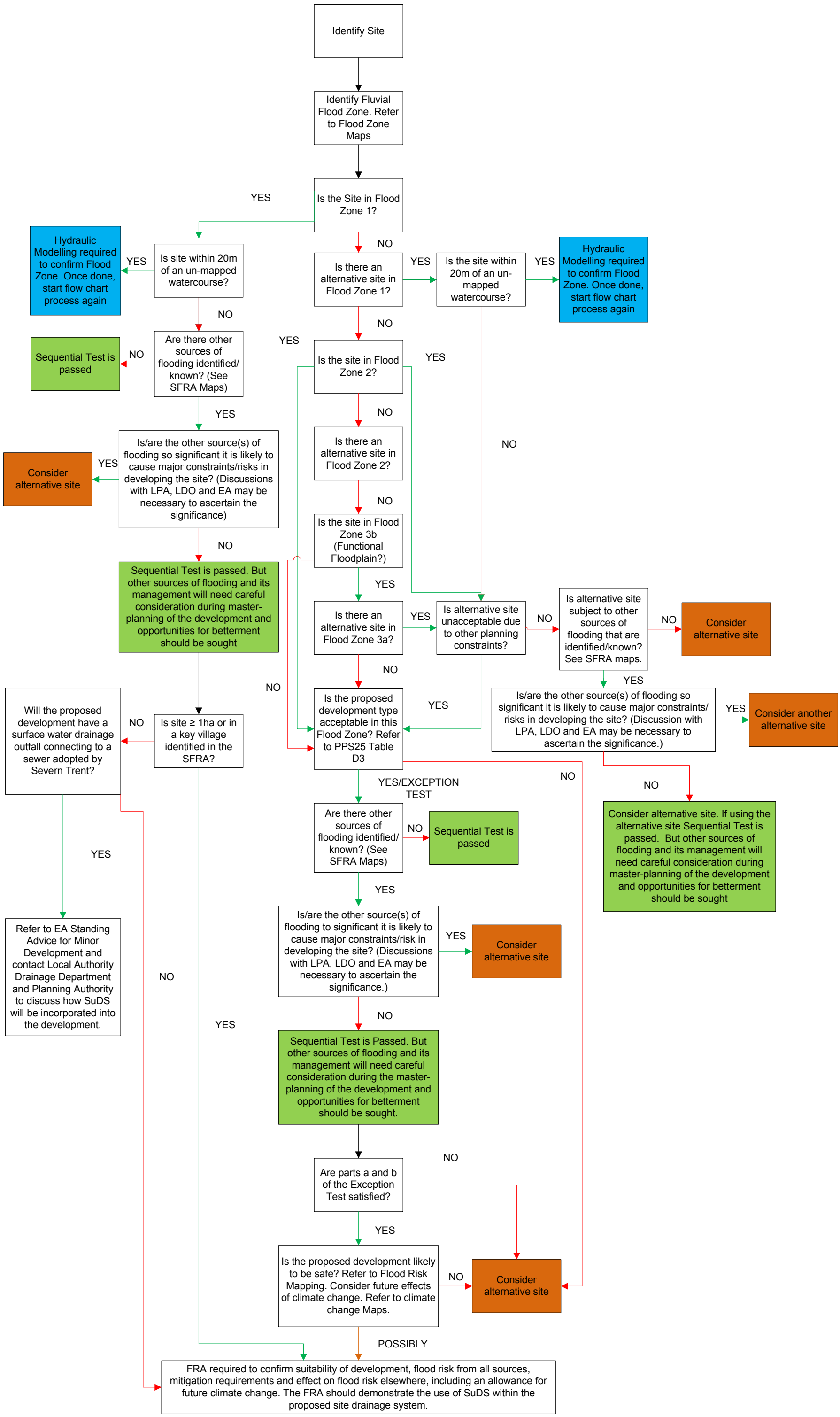
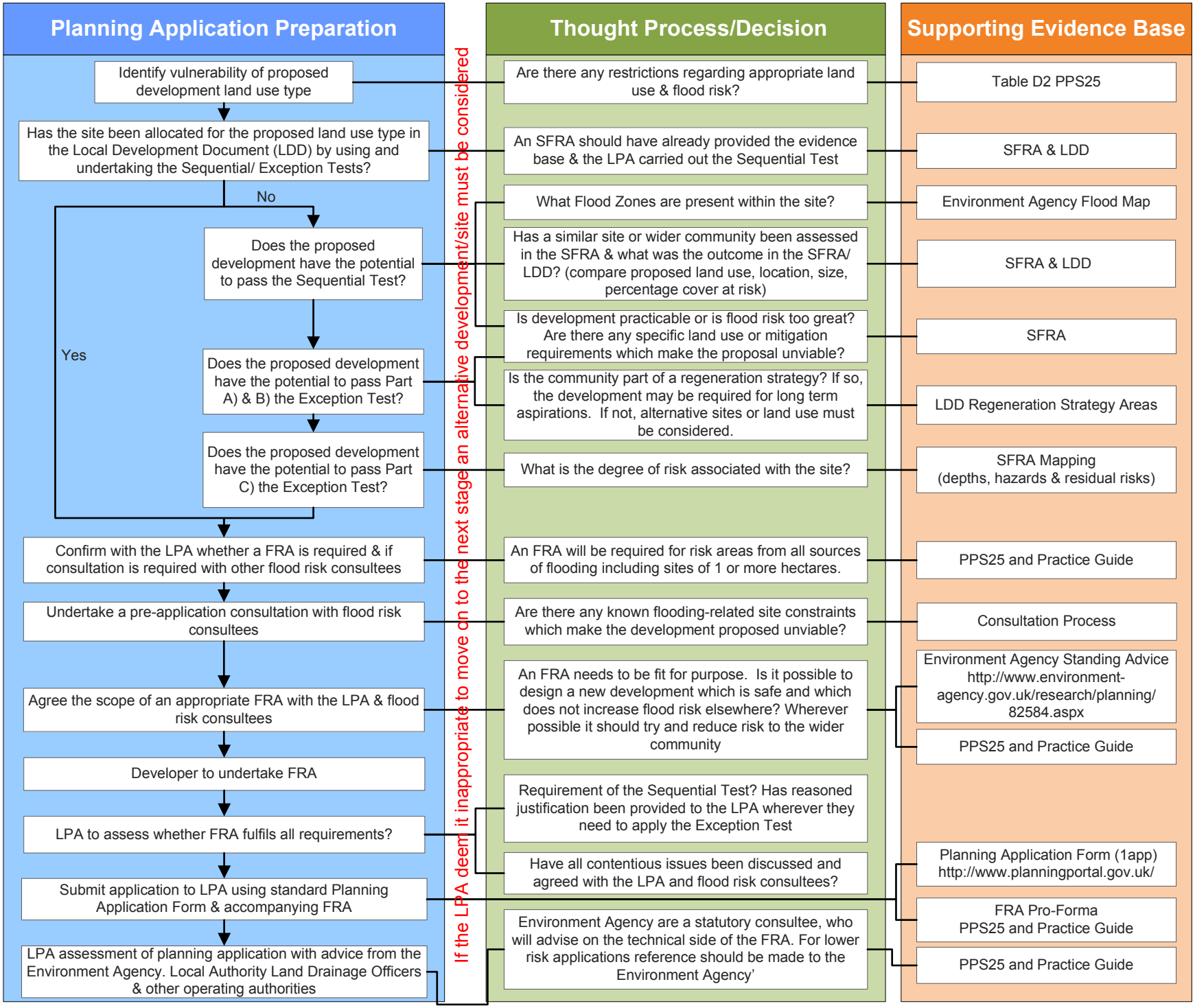
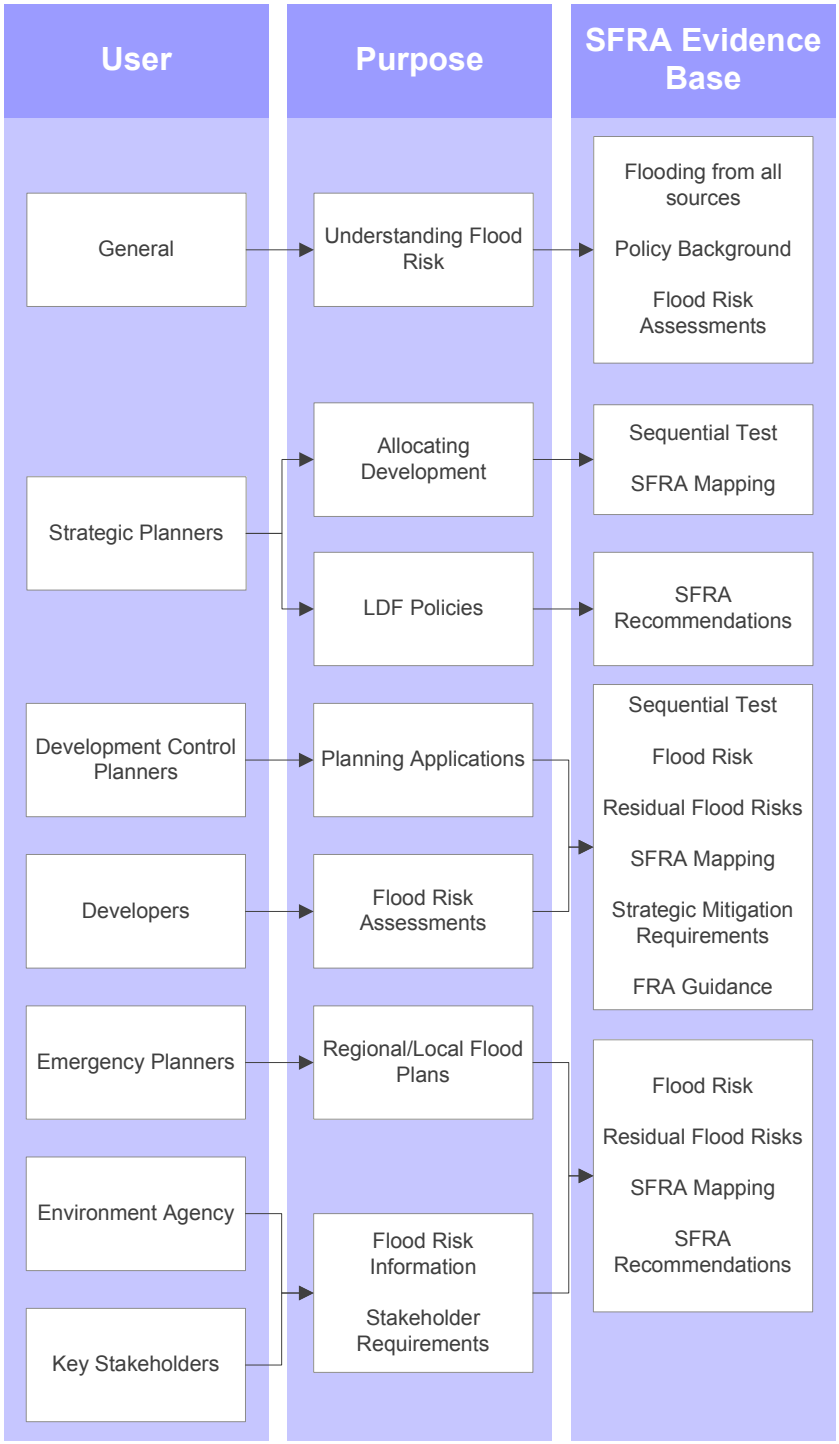
Appendix F Guidance Flow Charts


Identify Site
Identify Fluvial Flood Zone. Refer to Flood Zone Maps
Is the Site in Flood Zone 1?
YES
NO
Hydraulic Modelling required to confirm Flood Zone. Once done, start flow chart process again
YES
Is site within 20m of an un-mapped watercourse?
NO
Are there other sources of flooding identified/ known? (See SFRA Maps)
NO
Sequential Test is passed
YES
Is/are the other source(s) of flooding so significant it is likely to cause major constraints/risks in developing the site? (Discussions with LPA, LDO and EA may be necessary to ascertain the significance)
YES
Consider alternative site
NO
Sequential Test is passed. But other sources of flooding and its management will need careful consideration during master-planning of the development and opportunities for betterment should be sought
Is site ≥ 1ha or in a key village identified in the SFRA?
NO
Will the proposed development have a surface water drainage outfall connecting to a sewer adopted by Severn Trent?
YES
Refer to EA Standing Advice for Minor Development and contact Local Authority Drainage Department and Planning Authority to discuss how SuDS will be incorporated into the development.
NO
Is there an alternative site in Flood Zone 1?
YES
Is the site within 20m of an un-mapped watercourse?
YES
Hydraulic Modelling required to confirm Flood Zone. Once done, start flow chart process again
NO
Is the site in Flood Zone 2?
YES
NO
Is there an alternative site in Flood Zone 2?
NO
Is the site in Flood Zone 3b (Functional Floodplain?)
YES
Is there an alternative site in Flood Zone 3a?
YES
Is alternative site unacceptable due to other planning constraints?
NO
Is alternative site subject to other sources of flooding that are identified/known? See SFRA maps.
NO
Consider alternative site
YES
Is/are the other source(s) of flooding so significant it is likely to cause major constraints/ risks in developing the site? (Discussion with LPA, LDO and EA may be necessary to ascertain the significance.)
YES
Consider another alternative site
NO
Consider alternative site. If using the alternative site Sequential Test is passed. But other sources of flooding and its management will need careful consideration during master-planning of the development and opportunities for betterment should be sought
NO
Is the proposed development type acceptable in this Flood Zone? Refer to PPS25 Table D3
YES
NO
YES/EXCEPTION TEST
Are there other sources of flooding identified/ known? (See SFRA Maps)
NO
Sequential Test is passed
YES
Is/are the other source(s) of flooding to significant it is likely to cause major constraints/risk in developing the site? (Discussions with LPA, LDO and EA may be necessary to ascertain the significance.)
YES
Consider alternative site
NO
Sequential Test is Passed. But other sources of flooding and its management will need careful consideration during the master-planning of the development and opportunities for betterment should be sought.
Are parts a and b of the Exception Test satisfied?
NO
YES
Is the proposed development likely to be safe? Refer to Flood Risk Mapping. Consider future effects of climate change. Refer to climate change Maps.
NO
Consider alternative site
POSSIBLY
FRA required to confirm suitability of development, flood risk from all sources, mitigation requirements and effect on flood risk elsewhere, including an allowance for future climate change. The FRA should demonstrate the use of SuDS within the proposed site drainage system.


Planning Application Preparation
Thought Process/Decision
Supporting Evidence Base
Identify vulnerability of proposed development land use type
Are there any restrictions regarding appropriate land use & flood risk?
Table D2 PPS25
Has the site been allocated for the proposed land use type in the Local Development Document (LDD) by using and undertaking the Sequential/ Exception Tests?
An SFRA should have already provided the evidence base & the LPA carried out the Sequential Test
SFRA & LDD
No
What Flood Zones are present within the site?
Environment Agency Flood Map
Does the proposed development have the potential to pass the Sequential Test?
Has a similar site or wider community been assessed in the SFRA & what was the outcome in the SFRA/ LDD? (compare proposed land use, location, size, percentage cover at risk)
SFRA & LDD
Is development practicable or is flood risk too great? Are there any specific land use or mitigation requirements which make the proposal unviable?
SFRA
Yes
Does the proposed development have the potential to pass Part A) & B) the Exception Test?
Is the community part of a regeneration strategy? If so, the development may be required for long term aspirations. If not, alternative sites or land use must be considered.
LDD Regeneration Strategy Areas
Does the proposed development have the potential to pass Part C) the Exception Test?
What is the degree of risk associated with the site?
SFRA Mapping (depths, hazards & residual risks)
Confirm with the LPA whether a FRA is required & if consultation is required with other flood risk consultees
An FRA will be required for risk areas from all sources of flooding including sites of 1 or more hectares.
PPS25 and Practice Guide
Undertake a pre-application consultation with flood risk consultees
Are there any known flooding-related site constraints which make the development proposed unviable?
Consultation Process
Agree the scope of an appropriate FRA with the LPA & flood risk consultees
An FRA needs to be fit for purpose. Is it possible to design a new development which is safe and which does not increase flood risk elsewhere? Wherever possible it should try and reduce risk to the wider community
Environment Agency Standing Advice http://www.environment-agency.gov.uk/research/planning/82584.aspx
PPS25 and Practice Guide
Developer to undertake FRA
LPA to assess whether FRA fulfils all requirements?
Requirement of the Sequential Test? Has reasoned justification been provided to the LPA wherever they need to apply the Exception Test
Have all contentious issues been discussed and agreed with the LPA and flood risk consultees?
Submit application to LPA using standard Planning Application Form & accompanying FRA
Planning Application Form (1app) http://www.planningportal.gov.uk/
FRA Pro-Forma PPS25 and Practice Guide
LPA assessment of planning application with advice from the Environment Agency. Local Authority Land Drainage Officers & other operating authorities
Environment Agency are a statutory consultee, who will advise on the technical side of the FRA. For lower risk applications reference should be made to the Environment Agency'
PPS25 and Practice Guide
If the LPA deem it inappropriate to move on to the next stage an alternative development/site must be considered


User
Purpose
SFRA Evidence Base
General
Understanding Flood Risk
Flooding from all sources
Policy Background
Flood Risk Assessments
Strategic Planners
Allocating Development
Sequential Test
SFRA Mapping
LDF Policies
SFRA Recommendations
Development Control Planners
Planning Applications
Developers
Flood Risk Assessments
Sequential Test
Flood Risk
Residual Flood Risks
SFRA Mapping
Strategic Mitigation Requirements
FRA Guidance
Emergency Planners
Regional/Local Flood Plans
Environment Agency
Key Stakeholders
Flood Risk Information
Stakeholder Requirements
Flood Risk
Residual Flood Risks
SFRA Mapping
SFRA Recommendations