

PLANNING

National Policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

There are a number of paragraphs within NPPF that are directly related to flood risk and drainage which are **94, 99, 100, 101, 102, 103** and **104**.

For further information on NPPF and to access the full document please follow the link;

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Ministerial Statement (December 2014)

In December 2014, the Government announced that from the 6th of April 2015 they would strengthen existing planning policy by making Sustainable Drainage Systems (SuDS) a material consideration in planning for Major development. Major development was defined as developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of Town and Country Planning Order 2010). This would ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

The statement goes on to say that SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate and that the Local Planning Authority (LPA) should:

- Consult relevant LLFA on the management of surface water;
- Satisfy themselves that the proposed minimum standards of operation are appropriate;
- Ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development.

To view the Ministerial Statement in full please click on this [link](#):

Local Policy

Core Strategy

The Government's growth agenda, and associated national planning policy, is reflected in our long-term strategic plan for South Gloucestershire, or Core Strategy.

The Core Strategy was adopted by Council in December 2013 and will be reviewed by 2018.

Through the Core Strategy, the council is required to meet South Gloucestershire's housing and economic development growth requirement and identify where new development should go.

Overall the Core Strategy makes provision for 28,355 new homes in the period 2006 - 2027. Of this total sum 5,810 dwellings have been completed between 2006/7 - 2012/13 requiring up to 22,545 additional new homes between 2013 and 2027. To provide this new housing and

the necessary infrastructure to support sustainable communities, the plan's Strategy for Development concentrates new development within the Bristol North Fringe/East Fringe urban areas, in places where essential infrastructure is in place or planned.

You can find the South Gloucestershire's Core Strategy [HERE](#)

Policies, Sites and Places Development Plan (PSP)

The Council is now preparing the Policies, Sites and Places Development Plan Document (PSP DPD) which will provide more detailed planning policy and site allocations for the area. The PSP DPD is being prepared in partnership with local communities and other stakeholders.

In addition the council is working in partnership with Bristol City Council, Bath and North East Somerset and North Somerset to develop a Joint Spatial Plan (JSP) in order to set out how and where development will take place until 2036.

As well as growth identified in the council's Core Strategy and the PSP DPD, changes to the planning system allow people to come together to develop local planning policies and further growth through neighbourhood planning.

Strategic Flood risk Assessment (SFRA)

As set out in the NPPF and its supporting Technical Guidance, Local Plans should be supported by a Strategic Flood Risk Assessments (SFRAs) which are carried out by local planning authorities.

A SFRA provides the essential information on flood risk and allows the local planning authority to understand the risk across its area and should consider the risk of flooding from all sources, taking into account climate change.

Local Plan policies and allocations for new development should be considered in the light of these assessments.

The SFRA should be prepared in consultation with the Environment Agency and other relevant flood risk management bodies, and the local authority's emergency response and drainage teams.

Local planning authorities should use the SFRA to inform their knowledge of flooding, refine the information on the flood map and determine the variations in flood risk from all sources of flooding across and from their area.

These should form the basis for preparing appropriate policies for flood risk management for these areas.

The SFRA should be used to inform the sustainability appraisal of local development documents, and provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process.

South Gloucestershire Council currently hold a Level 2 Strategic Flood Risk Assessment (SFRA) which was commissioned by South Gloucestershire Council and was prepared by JBA Consulting in response to the **Level 2 SFRA** commission awarded by South Gloucestershire Council, in March 2011. You can find South Gloucestershire Council's SFRA [HERE](#)

Preliminary Flood Risk Assessment (PFRA)

Under The Flood Risk Regulations 2009, and in line with the Flood & Water Management Act (2010), a responsibility is placed on each LLFA to produce a Preliminary Flood Risk Assessment (PFRA).

The purpose of the PFRA is to determine local flood risk from:

- Surface water run off
- Ground water
- Ordinary watercourses (ditches, brooks and streams maintained by riparian owner).

Further information and definitions of local flood risk and other flooding sources can be found in the “Flood Risk” section of South Gloucestershire Council website

The aim of the PFRA is to:

- Undertake a high level screening exercise to gather and assess information on past (historic) and future (potential) floods.
- Identify areas of significant local flood risk within the PFRA study area (where there are locally significant harmful consequences).
- Allow the national surface water flood risk model, issued by the EA, to be verified and challenged if appropriate. National guidance issued by DEFRA sets national thresholds for defining areas where the flood is significant nationally.
- Provide an evidence base to support the future Local Flood Risk Management Strategy (LFRMS), to be prepared by each LLFA.

Guidance on how to prepare a PFRA was provided by the Environment Agency (EA) which listed 9 key tasks that needed to be completed as part of the PFRA process as listed below:

- Establish partnership with external agencies and organisations and information sharing.
- Collect information on past flooding from partners and available internally.
- Assess significant flood events for historic flooding based on agreed thresholds.
- Collect information on future flooding. Local flood modelling or agree to use a national surface water flooding dataset.
- Estimate consequences of flood events. Based on selected surface water flooding dataset, undertake a count on the number of receptors within a flood outline.
- Review indicative Flood Risk Areas as determined by the EA for agreement or challenge if a national receptor threshold is exceeded.
- Compile the Preliminary Assessment Report.
- Compile the Preliminary Assessment Spreadsheet.
- Submit to the Environment Agency for approval.

The first draft PFRA was submitted for review to the Environment Agency back in June 2011. Subsequent draft versions of the PFRA were submitted for review internally with the Final Report (V03) gaining Member Approval in August 2011.

The final report (PFRA Final Report V03 August 2011) can be found at the following link
<https://www.southglos.gov.uk/documents/cos110168.pdf>.

Local Flood Risk Management Strategy (LFRMS)

We have a responsibility to manage local flood risk in a coordinated way including developing a “*Local Flood Risk Management Strategy*” (LFRMS) for the area.

In early 2014 we consulted with key stakeholders, communities, businesses, neighbouring local authorities and risk management bodies on the content and priorities that would form our strategy. The Strategy underwent public consultation and was adopted by the Planning, Transportation and Strategic Environment and Communities Committees

The LFRMS aims to deliver the greatest benefit to the people, property and environment of South Gloucestershire.

The Local Flood Risk Management Strategy (LFRMS) outlines our priorities, as the Lead Local Flood Authority (LLFA) for South Gloucestershire for local flood risk management and provides a delivery plan to manage the risk over the next six years.

Flood risk management and the sustainable management of surface water (particularly from urban areas) essentially interact with spatial planning in two main ways.

The first is using the planning system to avoid locating unnecessary new development in areas of high flood risk.

The second is mitigating the surface water run-off impacts of new development on downstream areas. Planning policies should focus on mitigation in terms of adverse impacts from the quantity and rate of run-off, and the mitigation of adverse water quality.

West of England Sustainable Drainage Developer Guide Section 1

Through the West of England (WoE) partnership the Local Authorities of Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire work together and coordinate high level planning to improve the quality of life of their communities and provide environmental benefits for a growing population.

As a result of joint working, a WoE Sustainable Drainage Developer Guide Section 1 was produced and was endorsed by each Local Authority in February 2015 and ratified by the West of England Planning, Housing and Communities Board on behalf of the West of England Partnership on 20 March 2015.

The guide is supported by the Environment Agency, the Lower Severn Internal Drainage Board (IDB), Somerset County Council, North Somerset IDB and Wessex Water who have all been involved in its preparation.

This guide signposts to existing policy and guidance to support the delivery of a sustainable approach to the drainage of new development in our sub-region.

From 6 April 2015 local planning policy and decisions on Major Developments (10 dwellings or more; or equivalent non-residential or mixed development) are expected to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

The current requirement in national policy that all new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems will continue to apply.

This guide is primarily intended for use by developers, planners, designers and consultants who are seeking guidance on the requirements for the design and approval of sustainable drainage systems (SuDS) in this sub-region of the West of England and Somerset.