Consultation Draft

Isle of Man Government
Reiltys Ellan Vannin

Cabinet Office

Planning Policy Statement

for Flood Planning Guidance and Flood Risk Assessment Guidance

Published April 2025

Planning Policy Statement for Flood Planning Guidance and Flood Risk Assessment Guidance

Final document for public consultation

February 2025

Prepared for:

Isle of Man Government

www.jbaconsulting.com

Document Status

Issue date	10 February 2025
Issued to	Isle of Man Government
BIM reference	KHV-JBAU-XX-XX-RP-Z-0002
Revision	A1-C01 - Final document for public consultation
Prepared by	Thomasin Shorrock BA (Hons) MCIWEM C.WEM Principal Analyst Stuart Harwood BSc (Hons) MSc MCIWEM C.WEM Principal Analyst
Reviewed by	Andrew Softley BA Senior Planning Consultant
Authorised by	Thomasin Shorrock BA (Hons) MCIWEM C.WEM Project Manager

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Contract

JBA Project Manager	Thomasin Shorrock
Address	1 Broughton Park, Old Lane, Skipton, Yorkshire, BD23 3FD
JBA Project Code	2023s0437

This report describes work commissioned by the Isle of Man Government, by an instruction dated 22 March 2023. The Client's representative for the contract was Malcolm Cowin of the Department of Infrastructure Flood Management Division. Thomasin Shorrock and Stuart Harwood of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of the Isle of Man Government and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to the Isle of Man Government for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

Copyright

Contents

Abbreviations

AEP	Annual Exceedance Probability
CC	Climate Change
CABO	Cabinet Office
CIRIA	Construction Industry Research and Information Association
DEFA	Department of Environment, Food and Agriculture
DoI	Department of Infrastructure
FMD	Flood Management Division
FRA	Flood Risk Assessment
SoP	Standard of Protection
SuDS	Sustainable Drainage Systems

Definitions

Annual Exceedance Probability: the probability (expressed as a percentage) of a flood event occurring in any given year.

Climate Change: long term variations in global temperature and weather patterns caused by natural and human actions.

Cumecs: the cumec is a measure of flow rate. One cumec is shorthand for cubic metre per second (m^3/s).

Design flood: This is a flood event of a given annual flood probability, which is generally taken as: fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or tidal flooding with a 0.5% annual probability (1 in 200 chance each year), or surface water flooding likely to occur with a 1% annual probability (a 1 in 100 change each year), plus an appropriate allowance for climate change, against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.

Development lifetime: As a guide, this is 100 years for residential development and around 75 years for commercial development

Flood defence: Infrastructure used to protect an area against floods such as floodwalls and embankments; they are designed to a specific standard of protection (design standard).

Flood Risk Assessment: a site-specific assessment of all forms of flood risk to the site and the impact of development of the site to flood risk in the area.

Fluvial Flooding: Flooding resulting from water levels exceeding the bank level of a river (main river or ordinary watercourse).

Green Infrastructure: a network of natural environmental components and green spaces that intersperse and connect the urban centres, suburbs, and urban fringe.

Greenfield: undeveloped parcel of land

Pluvial flooding: see surface water flooding.

Resilience measures: Measures designed to reduce the impact of water that enters property and businesses; could include measures such as raising electrical appliances.

Resistance measures: Measures designed to keep flood water out of properties and businesses; could include flood guards for example.

Return period: Is an estimate of the interval of time between events of a certain intensity or size, in this instance it refers to flood events. It is a statistical measurement denoting the average recurrence interval over an extended period of time.

Riparian landowner: If you own land adjoining a watercourse or with a watercourse running through it, you have certain rights and responsibilities. In legal terms you are a 'riparian landowner'.

Risk: In flood risk management, risk is defined as a product of the probability or likelihood of a flood occurring, and the consequence of the flood.

Sewer flooding: Flooding caused by a blockage or overflowing in a sewer or urban drainage system.

Stakeholder: A person or organisation affected by the problem or solution or interested in the problem or solution. They can be individuals or organisations, includes the public and communities.

Standard of Protection: Defences are provided to reduce the risk of flooding from a river and within the flood and defence field standards are usually described in terms of a flood event return period. For example, a flood embankment could be described as providing a 1% AEP (1 in 100 year) standard of protection.

Surface water flooding: Flooding as a result of surface water runoff because of high intensity rainfall when water is ponding or flowing over the ground surface before it enters an underground drainage network, or watercourse, or cannot enter it because the network is full to capacity.

Sustainable Drainage Systems (SuDS): SuDS are methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques, such as grates, gullies and channels.

1 Purpose of the document

This Planning Policy Statement (PPS) provides guidance on implementing the Strategic Plan policies related to development and flood risk. It is for those involved with proposing development, including prospective developers and those making decisions on planning applications.

The purpose of a PPS is to provide further guidance on how to use the policies when assessing an application or to provide additional information when making a planning application. The PPS is regarded as a material consideration in the planning process.

Section 2 Flood Planning Policy Guidance provides guidance to implement the development and flood risk planning policy as set out in the Strategic Plan.

Section 3 Flood Risk Assessment Guidance provides guidance for undertaking a site-specific Flood Risk Assessment (FRA), as set out in the Strategic Plan.

This PPS has been compiled using existing frameworks from across the UK and adapted in a proportionate approach for the Isle of Man.

2 Flood Planning Policy Guidance

2.1 Background to the flood planning policy

As climate change leads to heavier rainfall events and more extreme flooding, new development should be carefully considered in line with the latest flood mapping.

The Isle of Man planning system is governed by The Town & Country Planning Act 1999 (The Act). The Act instructs Government to produce an Island Development Plan which includes a Strategic Plan and one or more Area Plans.

The Climate Change Act 2021 will require that by 1st January 2025 a national policy directive or a development plan must be issued to address the Climate Change Policies, including the need for sustainable drainage systems.

Alongside the Flood Planning Policy PPS, Sustainable Drainage Systems (SuDS) PPS and SuDS Guidance, the new draft Strategic Plan will provide updated policies on flood risk in relation to development planning.

2.2 Flood Planning Policy

The Strategic Plan, supported by this PPS, aims to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is to:

- direct new development away from areas which are a high risk of flooding; and
- ensuring that where development does take place in areas that might be at risk of flooding that this is appropriately justified.

The operation of the precautionary framework is governed by:

- the flood zones based on updated flood mapping across the island, which should be used to trigger the appropriate planning tests; and
- definitions of vulnerable development and advice on permissible uses in relation to the location of development and the consequences of flooding.

The precautionary framework should be used for both forward planning and development management purposes.

The planning authority will need to be satisfied that a proposal is justified and that the consequences of flooding are acceptable. Where the risks of, and consequences of, flooding cannot be managed to an acceptable level, then developing in these areas shall be avoided irrespective of justification under Section 2.5. Developers will need to provide information to demonstrate that their proposal satisfies the tests contained in this PPS.

2.3 Flood risk zones for development planning

The definition of flood risk zones for fluvial flooding is set out in Table 2-1 Fluvial Flood Risk Zones below. The definition of tidal flood risk zones is set out in Table 2-2. These zones

are derived from the available flood risk mapping which show the modelled outputs of flooding occurring in any given year.

Table 2-1 Fluvial Flood Risk Zones

Flood Zone classification	Zone extent relating to Annual Exceedance Probability (AEP)
Very low risk	Chance of flooding is less than 0.1% AEP
Low risk	Chance of flooding is between 0.1% AEP and 1% AEP
Medium risk	Chance of flooding is between 1% AEP and 3.3% AEP
High risk	Chance of flooding is greater than 3.3% AEP

Table 2-2 Tidal Flood Risk Zones

Flood Zone classification	Zone extent relating to Annual Exceedance Probability (AEP)
Very low risk	Chance of flooding is less than 0.1% AEP
Low risk	Chance of flooding is between 0.1% AEP and 0.5% AEP
Medium risk	Chance of flooding is between 0.5% AEP and 3.3% AEP
High risk	Chance of flooding is greater than 3.3% AEP

2.3.1 Flood mapping

The current flood maps for use in planning can be viewed using the interactive online flood maps.

The Department of Infrastructure has developed Island-wide indicative flood maps for river, tidal and surface water flooding. It should be noted that whilst these maps provide a good indication of the areas of land at risk of flooding, for the purposes of informing planning decisions they may not contain sufficient information to be used to determine flood risk to individual properties for a site-specific flood risk assessment. The detail of the flood risk mapping may vary across the Island.

The available outputs from each catchment and source of flood risk are set out below in Sections 2.3.1.1 and 2.3.1.2.

2.3.1.1 Updated fluvial and tidal flood mapping

For six catchments across the Isle of Man, updated flood modelling for rivers and sea was undertaken in 2023. These catchments are as follows:

- Colby;
- Douglas;
- Laxey;
- Neb;
- Silverburn; and
- Sulby.

The extents available from this updated mapping to inform development planning for the catchments listed above are:

- High risk (3.3% AEP);
- Medium risk (rivers) (1% AEP);
- Medium risk (sea) (0.5% AEP); and
- Low risk (0.1% AEP).

These extents reflect the zones set out in Table 2-1 and Table 2-2, with the 'Very low risk' zone being any area outside the 0.1% AEP extent.

2.3.1.2 Areas outside updated mapping

For areas outside the catchments with updated mapping, the 2017 flood risk mapping for rivers and sea should be used. These areas are:

- Ballaugh River;
- the Lhen Trench;
- Lough Cranstal;
- unnamed stream west of Castletown; and
- unnamed stream east of Ballasalla.

The following extents for the 2017 flood risk mapping can be found on the online flood maps:

- Medium risk (rivers) (1% AEP); and
- Medium risk (sea) (0.5% AEP).

These extents reflect the **Medium risk zones only** set out in Table 2-1 and Table 2-2. Therefore, for these areas, the extents above should be used to also inform the High risk zones for the purposes of the justification test. Further investigation should then be undertaken at a site-specific FRA level to determine the risk.

2.4 Vulnerability classifications

Particular flooding consequences may not be acceptable for particular types of development. For example, allowing residential development in areas which are subject to high risks of flooding can result in a traumatic impact on people's lives. The precautionary framework identifies the vulnerability of different land uses to flooding, and for this purpose, development has been subdivided into three categories in Table 2-3. This provides the basis for identifying permissible uses within each of the flood zones.

Table 2-3 Development vulnerability categories

Development category	Type
Highly vulnerable development	• All residential premises (including hotels and camping sites) • Schools and childcare establishments, colleges and universities • Hospitals and GP surgeries

Development category	Type
	• Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites • Emergency services, including: ambulance stations, fire stations, police stations, command centres, emergency depots • Buildings used to provide emergency shelter in time of flood
Less vulnerable development	• General industrial, employment, commercial and retail development • Transport and utilities infrastructure • Car parks • Mineral extraction sites and associated processing facilities (excluding waste disposal sites) • Public buildings including libraries, community centres and leisure centres (excluding those identified as emergency shelters) • Places of worship • Cemeteries • Equipped play areas • Renewable energy generation facilities (excluding hydro generation)
Water compatible development	• Boatyards, marinas and essential works required at mooring basins • Flood defences and management infrastructure • Open spaces (excluding equipped play areas) • Hydro renewable energy generation

2.5 Justification for the location of development

Much urban development in the Isle of Man has taken place alongside rivers and in the coastal plain. Therefore, it is inevitable that despite the overall aim to avoid flood risk areas, some existing development will be vulnerable to flooding and fall within the higher risk flood zones. Some flexibility is necessary to enable the risks of flooding to be addressed, whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed land. Further development in such areas, whilst possibly benefiting from some protection, will not be free from risk and could, in some cases, exacerbate the consequences of a flood event for existing development. Therefore, a balanced judgement is required.

Development in the Very low risk zone is acceptable in principle in relation to flood risk, providing it does not cause any increase in flood risk elsewhere. Where development is proposed in a flood risk area facing fluvial or tidal risk, the planning authority will need to be satisfied that its location is justified.

In demonstrating the need for a development and/or the absence of alternatives, consideration should be given to issues including:

- the purpose of the development and the demonstrable economic, social and/or environmental benefits (including delivery of Strategic outcomes) that will continue beyond the construction phase, and the area of effect for those benefits;
- based on the above, the area of search for alternative sites (for some types of development, policy outcomes or operational requirements may inform this);
- whether or not there are alternative sites which are suitably allocated or have planning approval, and are at a lower level of flood risk and why they have been discounted (having regard to policy, environmental, infrastructure and delivery issues)1; and
- whether the proposal could be done in a different way (for example if the purpose of the proposal is to regenerate a specific site then the area of search may be set then the alternatives may be the type of development that could take place)

Section 3.2 sets out when a site-specific Flood Risk Assessment is required.

2.6 Surface water requirements

The surface water flood mapping was produced in 2015 and is consistent across the Isle of Man. The following extents are available on the online flood maps to inform development planning:

- High risk (3.3% AEP);
- Medium risk (1% AEP); and
- Low risk (0.1% AEP).

The risk from surface water should be assessed through a site-specific FRA.

Surface water drainage and discharge rates is set out in the Sustainable Drainage Systems Planning Policy Statement and should be considered alongside this PPS.

2.7 Defended areas

Both informal and formal flood defences are present on the Isle of Man. However, the standard of protection and accuracy of data varies greatly and is unknown in some areas. Therefore, the online flood maps identify flood defences but do not identify areas benefiting

1 Land ownership will not normally be relevant (for example sites cannot be discounted just because the applicant does not own them)

from defences and developers should undertake their own assessment as to the standard of protection through a site-specific FRA.

For sites potentially benefitting from flood defences, the site-specific FRA should consider the nature and extent of flooding resulting from the failure (breach) or overtopping of the defence. This information should be used to inform the design and layout of the proposed development, including finished floor levels and the acceptability criteria set out in 2.8.2. It should be recognised through a site-specific FRA that the presence of protection measures does not eliminate risk completely. Land protected by defences will be extremely vulnerable in the event of overtopping or breach because of the speed of flooding in such circumstances. Where development is allowed, developers must put measures in place to reduce the residual risk.

It should be noted that whilst defences can be identified within site-specific FRA, the presence of defences will not be taken into account in the application of policies relating to the justification of development or when identifying whether a site-specific FRA is required.

2.8 Assessment of consequences and acceptability criteria

2.8.1 Assessment of consequences (Flood Risk Assessment)

Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including not increasing flood risk elsewhere. It is not appropriate to permit new development (other than water compatible development) in areas subject to significant flood depths or velocities or where safe access or egress cannot be achieved.

A site-specific Flood Risk Assessment shall establish if suitable avoidance and mitigation measures can be incorporated within the site design to ensure that development is safe, does not increase flood risk elsewhere and there is:

- minimal risk to life;
- minimal disruption to people living and working in the area;
- minimal potential damage to property;
- minimal impact of the proposed development on flood risk generally; and
- minimal disruption to the sustainable management of natural resources.

2.8.2 Acceptability criteria

In order for development to proceed, a site-specific FRA should include the information set out in Section 3.3, which will inform the decision made by the planning authority. This information should demonstrate that:

- the development is safe for the lifetime of the development;
- a maintenance strategy is in place for any flood mitigation measures;
- safe access and egress is demonstrated for the design flood;
- consideration is given to the drainage hierarchy and sustainable drainage; and
- the development does not increase flood risk elsewhere.

Where development would be at risk from flooding, the developer will need to indicate what measures would be taken to ensure the consequences of flooding are managed to acceptable levels.

To inform their planning decision, the planning authority will need to arrive at a judgement on the acceptability of the flooding consequences and they should only permit development where the developer has demonstrated that the risks and consequences of flooding are manageable and meet the criteria set out in Table 2-4 and Table 2-5 below unless mitigation can be otherwise demonstrated e.g., raising finished floor levels.

In addition to the criteria above, development should be designed to be flood free during the specified fluvial and/or tidal flood event. Table 2-4 sets out the 'flood-free' thresholds that must be satisfied.

Table 2-4 Flood event scenarios in which development shall be flood-free

Vulnerability category		Fluvial (% AEP plus climate change allowance)	Tidal (% AEP plus climate change allowance)
Highly vulnerable development	Emergency services and especially vulnerable development	0.1%	0.1%
	All other types	1%	0.5%
Less vulnerable development		1%	0.5%

The flood free thresholds outlined above relate to very serious but not the most extreme flood events (with the exception of thresholds for emergency services). During extreme flood events there is recognition that it may not be possible to keep all development flood-free. In these circumstances it is imperative that flooding does not endanger life. Therefore, it must be demonstrated that conditions within the development during an extreme event will be tolerable.

Table 2-5 below indicates the maximum tolerable flood depth and velocity conditions for highly vulnerable and less vulnerable development when assessed against the 0.1% AEP extreme flood event, including an allowance for climate change.

Mitigation and flood resilience measures are not sufficient justification to permit a development if the tolerable conditions are exceeded during an extreme flood event. High velocities and/or depths of floodwater pose a potential risk to life, may cause structural damage to buildings and could impact on human health and wellbeing.

Table 2-5 Tolerable conditions in an extreme flood event (0.1% AEP)

Vulnerability category	Maximum depth of flooding (mm)	Maximum velocity of flood waters (metres/sec)
Highly vulnerable development	600	0.15

Vulnerability category	Maximum depth of flooding (mm)	Maximum velocity of flood waters (metres/sec)
Less vulnerable development Infrastructure associated with highly vulnerable development e.g. car parks, access, paths and roads Water compatible development	600	0.3

The above figures are tolerances below which development may be acceptable. Each site, however, must be considered individually, and a judgement taken in the context of the circumstances which could prevail at that site. Emergency services developments are not shown because they must be flood-free in a 0.1% AEP event.

2.9 Climate change

Assessment of flood risk, whether strategic or site-specific, should demonstrate to the planning authority how flood risk will be managed now and over the development's lifetime, taking climate change into account.

2.9.1 Climate change allowances

The following climate change allowances for the Isle of Man are available on the online flood maps:

- +30% for fluvial; and
- tidal uplifts for extreme sea levels up to 2122.

No climate change information is currently available for surface water risk on the Isle of Man.

3 Flood Risk Assessment Guidance

3.1 What is a site-specific flood risk assessment?

A full site-specific Flood Risk Assessment (FRA) is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site and should accompany a planning application where prescribed in the Flood Planning Policy PPS. The assessment must be carried out by someone who is sufficiently competent. The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking both climate change and the vulnerability of its users into account in accordance with this PPS.

The objectives of a site-specific flood risk assessment are to establish:

- whether a proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are adequate and appropriate;
- the nature of residual risk and whether this can be safely managed; and
- the evidence for the planning authority to apply justification and acceptability tests and establish whether the development will be safe.

3.2 When is an assessment required?

A full site-specific FRA must be prepared for all developments within High or Medium flood risk areas.

Developments in Very Low or Low flood risk areas will require a full site-specific FRA where:

- the site could be affected by sources of flooding other than rivers and the sea;
- there are drainage problems as notified by the DoI; or
- the site is within a Low risk area and more than 1 hectare.

In all cases, the requirement to provide an FRA will not apply to minor works such as alterations to existing buildings which do not impact their flood vulnerability (due to works or use).

Proposals for change of use or construction of a new building within a Medium or High Flood Risk area which do not require a full FRA should be accompanied by a simplified Flood Risk Statement. These requirements are set out in 3.5.

3.3 What level of detail is needed in a site-specific flood risk assessment?

Site-specific FRAs need to be proportionate to the scale, nature and location of development and the anticipated degree of flood risk. An assessment should make use of

information held by the IoM Government, Manx Utilities and Statutory Boards, including flood mapping, records of historic flooding and information regarding flood defences.

FRAs need to include, as a minimum, the information set out below.

3.3.1 Site and Location

- A location plan showing the site boundary;
- a plan identifying (i) all surface water features and (ii) features/infrastructure (e.g. embankments, walls) that may interact with/influence the overland flow of water within and in the vicinity of the site;
- a plan showing existing site levels to Douglas02 Datum; and
- confirm the current use of the site.

3.3.2 Development Proposals

- Description of development proposals;
- the anticipated lifetime of the proposals; and
- confirm the vulnerability classification of the proposed development by reference to Table 2-3 within Section 2 above.

3.3.3 Site-specific Flood Risk

- By reference to the online flood maps, confirm the Flood Zone the site lies within;
- identify all possible sources of flooding, including fluvial or rivers, tides/the sea, surface water, groundwater and reservoirs;
- consult IoM Government to obtain records of historic flooding;
- a plan identifying any flood alleviation measures in the vicinity of the site, including details regarding condition and the standard of protection provided;
- a plan showing flood extents within and in the vicinity of the site;
- a plan showing any structures that may influence water levels and be prone to blockage, including bridges, culverts, screens, walls and embankments;
- cross-sections through the site showing the flood level and water depth for the 'design flood' (see Section 3.4.2 below regarding the definition of the 'design flood') and finished floor levels;
- details regarding the rate of onset of flooding, the order in which different parts of the site may flood and the likely duration of flooding during design flood conditions;
- an assessment of the volume of flood storage that would be lost/displaced as a result of the proposed development, the potential impacts upon flood risk elsewhere and details of proposals to mitigate such impacts (e.g. by providing floodplain storage compensation);
- details of flood resistance and resilience measures;
- a plan showing access/evacuation routes during flood conditions; and

- the sources of uncertainty and how they have been allowed for in the design of the proposed development and associated flood mitigation measures.

3.3.4 Surface Water Management

The FRA will need to describe the existing and proposed surface water management arrangements to ensure there is no increase in flood risk elsewhere. The FRA should address, inter alia:

- existing surface water drainage arrangements;
- existing rates and volumes of surface water run-off;
- proposals for managing/regulating surface water flows including meeting any established standards;
- demonstrate that the hierarchy of surface water disposal has been followed;
- where connection to the public surface water sewer system is required, consultation with Manx Utilities to agree point of connection and allowable rate of outflow; and
- provisions for adoption and maintenance of drainage infrastructure/SuDS for the lifetime of the development.

3.3.5 Assessor Credentials and Statement of Competence

Provide details regarding the author of the FRA, their qualifications and experience.

3.3.6 Obtaining information from the IoM Government to complete an assessment

In order to complete an assessment, flood data products can be requested from the Isle of Man Government, including:

- flood mapping extents including zoning where available;
- flood level and depth data where available;
- information regarding historic flooding where available; and
- information regarding flood defences (e.g. type/construction, condition, standard of protection, crest level to Douglas02 Datum).

Pre-application advice on developments proposals can be sought from the planning authority to allow developers to test their proposals before committing to a planning application. Under this pre-application service, the Flood Management Division and Manx Utilities will be consulted.

The pre-application service can be accessed via the link below:

https://www.gov.im/categories/planning-and-building-control/information-for-applicants/pre-application-advice/

Flood data held by the Isle of Man Government may be used to complete an assessment. Alternatively, the Applicant may undertake or commission their own assessment of flood risk behind defences (e.g. using computer-based hydraulic/flood modelling).

3.4 Acceptability criteria and the 'design flood'

3.4.1 Acceptability criteria

In order to develop in areas of Medium Risk and High Risk, as set out under Section 2, the Applicant must demonstrate that the proposals meet the thresholds for which development would be 'flood-free' or flood to a tolerable allowance set out in Table 2-4 and Table 2-5 above.

3.4.2 Design flood

A 'design flood' is a flood event of a particular annual probability (or chance), which is generally taken as:

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year); or
- tidal flooding with a 0.5% annual probability (1 in 200 chance each year); or
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year),

plus an allowance for climate change.

3.5 Flood Risk Statements

The Development Procedure Order requires all planning applications include a flood risk assessment where the site is identified as being at risk of flooding on the most recent flood maps as set out in 2.3.1, and the application includes the construction of a new building or a change of use to an existing building.

However, where a full assessment is not required as set out in Section 2.5, a shorter, simpler assessment known as a Flood Risk Statement is likely to be sufficient in most such cases, and can normally be completed by the architect or agent.

As a minimum, the Flood Risk Statement needs to demonstrate that the development will:

- be safe for its users for the intended lifetime of the development;
- not increase flood risk elsewhere; and
- be sufficiently flood resistant and resilient to the level and nature of flood risk, now and in the future.

These developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

3.5.1 New buildings

Where a new building(s) is proposed in an area of flooding on a site of less than 1 hectare, the detail in the Flood Risk Statement should be proportionate to the scale of development proposed.

3.5.2 Replacement buildings

Where replacement building is proposed on a site of less than 1 hectare, the detail in the Flood Risk Statement may be reduced where the applicant can demonstrate that there are existing buildings on the site to be demolished and that the proposed buildings will result in a net reduction in flood risk due to the proposed use, size and/or flood resilience of those buildings.

3.5.3 Domestic buildings

Where new buildings proposed in the curtilage of residential properties, a flood risk assessment will not normally be required. Instead, a statement should be produced which includes:

- known flood risk from updated mapping and other sources
- details of any measures to reduce the flood risk; and
- details of any measures to reduce the wider impacts of flood risk.

Domestic buildings include examples such as garages, sheds and other outbuildings and do not include new or replacement houses or flats.

3.5.4 Change of use

For an application for change of use which does not involve any operational development, it must set out that:

- that the proposed use is less vulnerable than the existing use5 ; and/or
- the mitigation measures proposed to mitigate the risk of flooding to the proposed use.

3.5.5 Extensions or alterations

Proposals for extensions or alterations to an existing building which do not involve a change of use are not required by the Development Procedure Order to include a FRA to be validated. However, this does not preclude the requirement of further information prior to determination, and so where such a proposal is in an area at risk of flooding, the inclusion of information is encouraged to avoid delays.

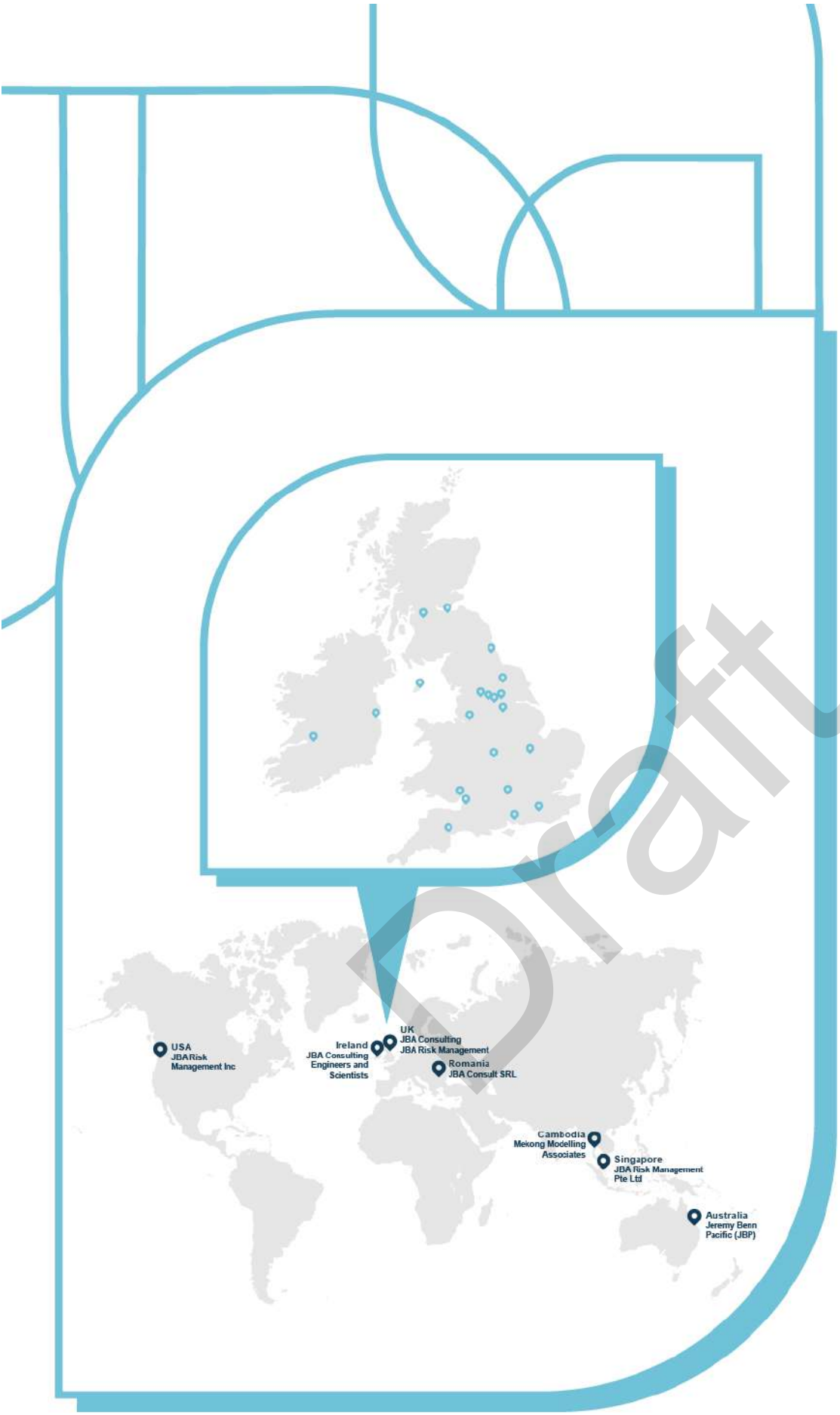
3.5.6 Minor changes to existing applications

For a Minor Change Application the original FRA can often be used. This may need to be updated depending on the nature of the change proposed.

4 Additional documentation

Sustainable drainage systems (SuDS) Planning Policy Statement

Sustainable drainage systems (SuDS) Technical Guidance



JBA consulting

Offices at

Bristol
Coleshill
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Isle of Man
Leeds
Limerick
Newcastle upon Tyne
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
Follow us:

Jeremy Benn Associates Limited

Registered in England 3246693

JBA Group Ltd is certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2013
ISO 45001:2018