

Development Management Plan Regulation 19 Consultation Fact Sheet

Flood risk

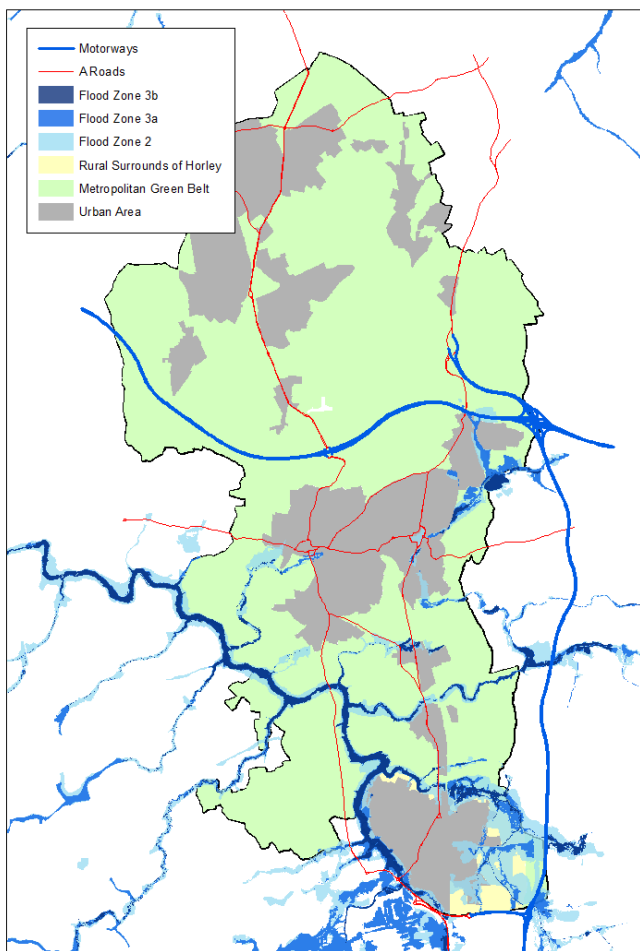
This note covers:

- Potential flood risk in the borough, and how proposals for development are considered in the light of this.
- How flood risk has informed site allocations in the DMP.

DMP objective	DMP Policy Approach	Document Ref
SC9: Direct development away from areas at risk of flooding, and ensure all developments are safe from flood risk and do not increase flood risk elsewhere or result in a reduction in water quality.	CCF2 – Flood risk	Theme 2, Section 4, page 53-54

Context

Parts of the borough are at serious risk of flooding, either through the presence of rivers, or due to the potential for surface water flooding. In addition, there is the likelihood of increased risk from flooding in future due to the effects of climate change. It is likely that with climate change the number of floods and the intensity of that flooding may increase, putting more people, property, and infrastructure at risk, and we need to plan proactively for this.



It is therefore extremely important that new development is, wherever possible, located away from areas most at risk of flooding, and that new development does not increase the risk of flooding in the surrounding area, and this should be achieved through careful land use planning, and careful attention to design.

Areas at risk of river flooding

Development Management Plan (DMP) policy starting point

The starting point for the policy approach to flooding and flood risk is:

- [National planning policy](#), which requires local authorities to direct development away from areas at highest risk of flooding but, where development in areas of flood risk is necessary, to make sure that it is safe, and does not increase flood risk elsewhere. Sustainable drainage systems should be provided in new development to reduce the likelihood of flooding.
- The Environment Agency's [flood maps](#) for planning purposes, which map the areas at risk of flooding; and Surrey County Council's [Draft Local Flood Risk Management Strategy](#) which provides a vision for dealing with flood risk in the county.
- The Borough Council's [Core Strategy](#), which requires development to be located in places that minimise flood risk from all sources, and manages flood risk through the use of sustainable drainage systems and flood resilient/resistant design (point 10, policy CS10 *Sustainable development*).
- The Council's [Strategic Flood Risk Assessment Stage 1](#) and [Stage 2](#) which have enabled the Council to fully understand the risk from flooding in all areas of the borough – now and in the future, including impacts through likely changes in climate, and the effects of land use changes.

Summary of policy approach

Avoiding areas of flood risk: Development will be expected to avoid areas of flood risk in most circumstances.

Development in areas of flood risk: Where development is considered to be necessary in areas of flood risk, developers will be required to satisfy what is known as a 'sequential test' to demonstrate this need, and then an 'exception' test, which assesses the suitability of the development. In areas at greatest risk (flood zones 2 and 3) or in flood zone 1 for development over 1 ha in size, and where there are critical drainage issues or potential effects upon other areas, developers will need to complete a Flood Risk Assessment to demonstrate that the development will be safe for the lifetime of the development, taking account of information contained within the Strategic Flood Risk Assessment, including with regard to climate change.

Ensuring new development does not increase flood risk: Proposals that are shown to increase the risk of flooding elsewhere will not be permitted, and measures to reduce the causes and risk of flooding should be taken.

Frequently asked questions

How can I find out if I live in a Flood Risk Zone? Information about flood risk is available from the [Environment Agency Flood Map for Planning](#).

How have sites allocated for development in the DMP been assessed in regard to flood risk?

All of the sites put forward for allocation in the DMP have been through sequential testing against the Strategic Flood Risk Assessment and, where flood-prone sites cannot be avoided, the exception test has been applied in regard to assessment of the over-riding need for development

at that location. There would, however, still be a presumption upon the developer to ensure safety, and prevention of flood risk being generated elsewhere.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit www.reigate-banstead.gov.uk/DMP where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.