

CP10 – Managing Flood Risk



Supporting Documents:

PPS25 Development and Flood Risk -2006
 Development and Flood Risk: A Practice Guide
 Companion to PPS25 'living draft' (2007)
 Defra – High Level Target 5 - Development in
 areas at risk of flooding and coastal erosion - 2005
 Draft South East Plan - 2006
 Draft River Adur Catchment Flood Management
 Plan (CFMP) – 2007
 Climate Change Action Plan - 2006
 Flood Defence Assessment of Downland
 Flooding - 2001
 Strategic Flood Risk Assessment - 2008

Introduction

3.75 As a coastal city, the risk of tidal flooding from the sea is a potential constraint to the location of new development. There are no surface water courses in the city, although the south-western part of the administrative area, around Shoreham Harbour, lies within the flood plain of the River Adur. Ground water flooding, flooding from sewers and flooding from run-off from agricultural land following periods of high rain fall have all occurred in the city within the last 10 years. The underlying geology of chalk also presents risks of groundwater flooding.

Preferred Option – CP10 Managing Flood Risk

The council will seek to manage and reduce flood risk and any potential adverse effects on people or property in Brighton & Hove, in accordance with the findings of the Strategic Flood Risk Assessment (SFRA).

The risk of tidal flooding along the coastal frontage and specific requirements to manage that flood risk is addressed in DA2 Brighton Marina and Black Rock site, DA7 Shoreham Harbour and SA1 The Seafront.

Development proposals in locations that have been subject to previous localised flooding events (including, surface water/muddy floods, groundwater, or sewer floods) as identified in the SFRA will need to demonstrate that the issue has been taken into account and appropriate mitigation measures incorporated, in particular:

1. Where there has been a previous experience of ground water flooding or a potential risk from this is identified, planning applications should be accompanied by a site specific flood risk assessment, with appropriate mitigation measures considered, such as avoiding basements, in residential dwellings or water resilient construction materials.

2. All development proposals must consider if the site may be affected by or increase the risk of surface water flooding including 'muddy flooding'. If a risk is identified, planning applications must be accompanied by a site specific flood risk assessment identifying how the flood risk will be reduced or mitigated.

Where site-specific flood risk assessments are required in accordance with the SFRA, they must be consistent with the latest guidance in PPS25 and any supplementary information from the Environment Agency.

Supporting Text

3.76 In order to help appraise, manage and reduce flood risk in relation to the location of new development in the city the council commissioned a Strategic Flood Risk Assessment (SFRA), April 2008 to assess the nature and extent of the flood risk. The SFRA identifies the current and potential future risks from different forms of flooding across the city, including taking into account climate change and likely associated rises in sea levels. The SFRA will be regularly reviewed to ensure that it contains the latest data and planning policy and legislation.

3.77 In the SFRA no areas have been identified in Brighton & Hove as at risk of flooding from main rivers or ordinary watercourses, however the SFRA identifies risks from other sources of flooding. As a coastal city, there is a need to consider the risk of tidal flooding because areas along the coastal frontage lie within Flood Zones 2 (medium probability) and 3 (high probability/functional floodplain). Surface water flooding is also a particular risk because of the highly urbanised nature of the city and in particular "muddy" flooding in suburbs of the city when surface water runs off the South Downs. Groundwater flooding is also a potential risk for the whole city due to the high permeability of the underlying chalk South Downs, and linked to this is the potential for sewer flooding if infrastructure becomes inundated with groundwater. The SFRA indicates areas that have previously been subject to localised flooding events and examines the potential future risk taking into account climate change.

3.78 The proposed approach to accommodating growth in the city has been screened against all types of flood risk and the SFRA has informed the preferred spatial strategy and identification of Development Areas, where by development has been steered to the areas of lowest flood risk first (the sequential test).

3.79 It has been found not possible, consistent with wider sustainability objectives for the city, for all the development areas to be located wholly within Flood Zone 1 (low probability of flooding). Two of the proposed development areas: DA2 Brighton Marina and Black Rock and DA7 Shoreham Harbour are both in Flood Risk Zone 3 and were therefore considered in a more-detailed flood risk assessment (a Level 2 SFRA). This provided consideration of the flood hazards in more detail and for Brighton Marina and Black Rock this provided a framework for managing flood risk whilst still allowing necessary development to occur (the 'exception test'). The Sequential Test for the spatial strategy and the Exception Test for Brighton Marina are included as a background paper to this Core Strategy. The Exception Test identifies that any proposals for development at Brighton Marina must apply a sequential approach within the development site, carry out a site-specific Flood Risk Assessment, and demonstrate appropriate mitigation measures in accordance with the recommendations in the SFRA. Regarding Shoreham Harbour, the Sequential Test concludes that the more vulnerable land uses, such as residential development, should be directed to the parts of the Development Area that lie in Flood

Zone 1, whilst water-compatible development may be appropriate in the areas of higher flood risk.

Implementation

3.81 Flood risk areas, as identified in the SFRA will be shown on the Proposals Map and this preferred option will be implemented through DC processes. A detailed development policy in the Development Policies and Site Allocations DPD will set out the approach to managing surface water and sustainable drainage systems.