

Flooding

Purpose

To manage flood risk.

Rationale and Evidence

National Policy

Section 14 of the NPPF deals with climate change, flooding and coastal change. Paragraph 148 states:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Paragraph 167 deals with reduction of risk from coastal change.

Local Policies

This is reinforced in Local Plan Policy WLP8.24 ‘Flood Risk’, which requires development proposals to “consider flooding from all sources and take in to account climate change.”

Planning Rational

The threat of flooding is of major concern to both residential and commercial property owners and occupiers in the town and a significant proportion of the Waterfront allocation is subject to flood risk. This will open up unique challenges and opportunities for development in this location.

Lowestoft faces the threat of both fluvial and tidal flooding separately and in combination and flooding can also occur when high tides and severe precipitation occur concurrently due to the closure of surface water outlet flaps. Ongoing strategic flood protection proposals in the town are intended to address such issues:

- Tidal flood barrier at Lowestoft Harbour

- Mitigate against surface water flooding
- Temporary flood protection at vulnerable locations

FSW6: Mitigating Flood Risk

- 1. Development must have no adverse impact on the risk of flooding and associated impacts on people, property and the local environment. Development will be refused if it reduces significantly the ability of existing drainage and flood attenuation areas to alleviate flooding.**
- 2. Development in flood sensitive areas must be designed and constructed to reduce the overall level of flood risk compared to the pre-development state and to include flood-resilient features.**
- 3. Driveways, parking areas, servicing areas and other hard surfaces must be permeable.**
- 4. Opportunities should be taken to reduce water use, for example through the incorporation of soakaways of sustainable urban drainage systems (SUDS), water harvesting and storage.**

Interpretation and Guidance

The policy considers the impact of development and sets out measures to mitigate such impacts. The policy augments Local Plan Policy WLP8.24.

For significant new development, compliance with the policy is likely to involve use of Sustainable Urban Drainage Systems (SUDS) to reduce the runoff of surface water. Suffolk County Council has guidance on SUDS. SUDS should be designed as an integral part of the green infrastructure and street network, as a positive feature of the development.

Sustainable Drainage Systems proposals should include the means for their management and maintenance in perpetuity.