



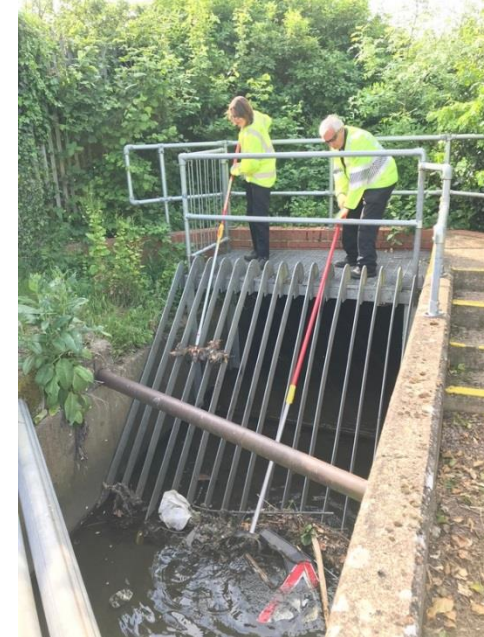
Updated Planning Practice Guidance on Flood Risk and Coastal Change – published 25th August 2022

Triggers for PPG update

- NPPF revisions 2018, 2019, 2021
- Practice experience since PPG first published 2014
- [Policy review of development in flood risk areas](#)
- [Jenkins Review](#)
- [Public Accounts Committee](#) review
- [EFRA Committee](#) review

Key Details

- ‘Design flood’ includes CC and surface water risk
- Hierarchical approach prioritises avoidance and passive approaches – applies to residual risk too
- Safety of development now accounts for impact of flooding on the services provided by development
- Inappropriate to consider likelihood of defence breach
- Functional floodplain starting point 3.3% AEP event
- Lifetime of non-residential development now 75yrs starting point
- New culverting and building over culverts is discouraged
- Defra FD2320 research referenced for calculating flood hazard to people



Sequential Test

- Improved clarity about when tests needs to be applied – removed confusion about ‘minor’ development
- Clearer roles and responsibilities – emphasis on LPA to define area of search and decide if test passed
- Key terms defined (e.g. ‘reasonably available’)
- Suggests approaches to improve certainty and efficiency
- Clarification about when it’s appropriate to move onto the Exception Test



Exception Test

- Key terms defined (e.g. ‘wider sustainability benefits to the community’)
- New section on how to demonstrate development has reduced flood risk overall
- Table 2 (was Table 3) shows flood zone incompatibility NOT whether ‘development is appropriate’

Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

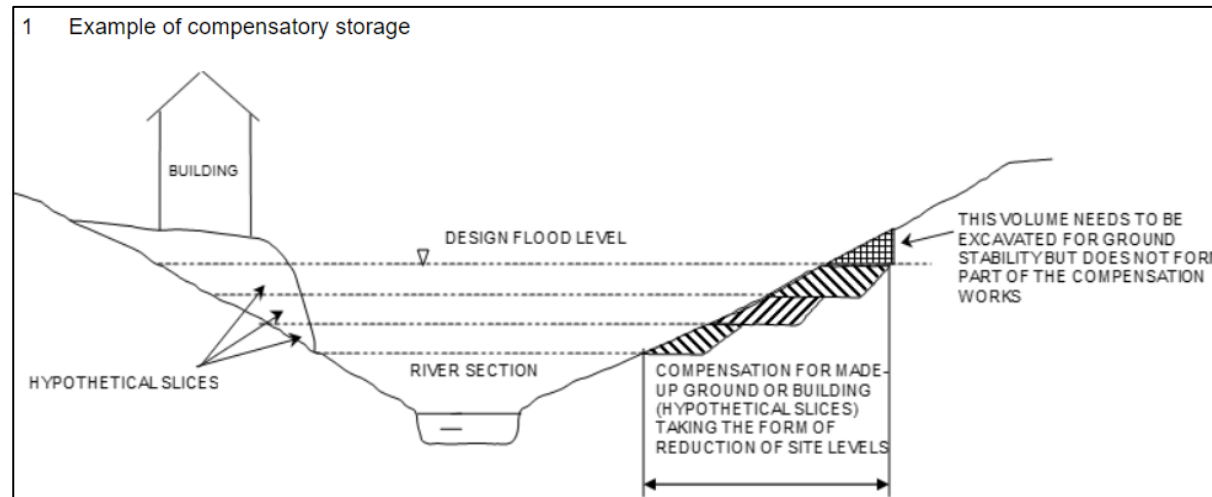
Integrated approach to flood risk management

- Catchment based approaches
- Improved connectivity with other strategies e.g. water cycle studies and drainage and wastewater management plans
- Encourages measures which deliver multiple benefits – including those which unlock sustainable development



Impact of development on flood risk elsewhere

- FRAs must detail any increase in risk elsewhere
- Guidance on compensatory flood storage – requirement for level-for-level storage
- Guidance on mitigating cumulative impacts
- Clarification that stilts/voids shouldn't be relied upon for compensatory storage



Safeguarding land and relocation

- Guidance on how to safeguard land needed for future FCERM infrastructure
- Definition included for unsustainable locations
- Guidance for control of development in unsustainable locations
- More detail on the role of planning in relocation



Sustainable Drainage Systems

- Clearer definition of what SuDS are – must meet the 4 pillars
- Clearer requirement for SuDS Strategy
- Better recognition of wider SuDS benefits e.g. BNG, carbon sequestration, urban cooling
- Encouragement for earlier consideration in the design process
- Encourages policies setting out where SuDS would bring greatest benefits
- Highlights need to check the need for other permits for SuDS



Reducing the causes & impacts of flooding

- Whole new section – links to all our latest NFM tools, maps and research
- Support for river restoration such as culvert removal and other ‘slow the flow’ approaches
- Support for making space for river geomorphology e.g. meander migration
- Links to EA’s latest NFM tools, maps and research



Coastal change

- Encourages more precautionary designation of Coastal Change Management Areas (CCMAs)
- Allows more flexibility for existing buildings/land-use to adapt to change
- Clearer requirement for a 'coastal change vulnerability assessment' with apps for development in CCMAs
- Highlights need to consider removal of some Permitted Development rights in CCMAs



Other changes

- Guidance on how to consider flood risk in LDOs
- More detailed framework for local design code preparation
- Approach to article 4 in relation flood risk
- Greater clarity on application of the call-in direction process
- Guidance on development that might affect existing reservoirs
- Updated links to latest tools and guidance

