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 need 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>
<thead>
<tr>
<th>Table 2: Flood risk vulnerability and flood zone ‘incompatibility’</th>
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</thead>
<tbody>
<tr>
<td><strong>Flood Zones</strong></td>
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<tr>
<td>Zone 1</td>
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<td>Zone 2</td>
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<tr>
<td>Zone 3a †</td>
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<td>Zone 3b *</td>
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</tbody>
</table>

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