

Agenda Item

Corporate Overview

25/09/08

JFM



East Devon Strategic Flood Risk Assessment

Summary

This report advises Members of the completion of a Strategic Flood Risk Assessment for the District. Planning Policy Statement 25: Development and Flood Risk (PPS25), introduced a requirement for Local Planning Authorities to produce a Strategic Flood Risk Assessment (SFRA) to form a key component of the evidence base for the Local Development Framework and to inform the development control process. The report has been produced by the consultancy firm Halcrow working closely with the Environment Agency.

Recommendation

Members note the production of the East Devon Strategic Flood Risk Assessment.

a) Reasons for Recommendation

Under the Planning and Compulsory Purchase Act 2004 the Council is producing a Core Strategy and other documents as part of the East Devon Local Development Framework. The Core Strategy will need to address key themes and issues relevant to future development and planning within East Devon. The SFRA will be a key part of the evidence base required to underpin consideration of locations for housing growth and other developments as part of the Core Strategy and future allocations documents. The production of an SFRA for East Devon is required by government in PPS25 and the Secretary of State's proposed changes to the Regional Spatial Strategy (RSS) also refers to the need for strategic flood risk assessments.

b) Alternative Options

The SFRA has been produced in accordance with government guidance and with the involvement of the Environment Agency. An alternative approach that differed from central guidance would run the risk that it may be found unsound at independent examination thereby undermining the whole Core Strategy.

c) Risk Considerations

Failure to have a sound evidence base could result in the Core Strategy being found unsound at examination. This would result in a policy vacuum and wasted time and expense in respect to Core Strategy production.

d) Policy and Budgetary Considerations

The SFRA supplements the existing adopted Local Plan policies on River and Coastal Flooding (EN20) and Surface Water Run-off Implications of New Development and helps to address the Council's long held concerns about flooding issues in East Devon. The Assessment has been funded from the Local Development Framework Planning Delivery Grant budget.

e) Date for Review of Decision

The SFRA will be retained as a 'living' document and reviewed on a regular basis in the light of better flood risk information and emerging policy guidance.

1 East Devon Strategic Flood Risk Assessment

1.1 The Executive Summary from the Strategic Flood Risk Assessment is attached and this sets out the background to the Assessment and its key findings

Legal Implications

There are no legal observations to be made.

Financial Implications

The cost of the report has been met from the Local Development Framework budget.

Background Papers

- Planning Policy Statement 25: Development and Flood Risk
- Planning Policy Statement 25: Development and Flood Risk Practice Guide

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Corporate Overview Committee
25th September 2008