

fluvial flooding are Burnley town centre, the adjacent Burnley Wood and Fulfilled neighbourhoods, and Thompson Park/ former Burnley College site.

5.6.44 The Council's Strategic Flood Risk Assessment (SFRA) 2017, updating work carried out in 2009, draws on Environment Agency Flood Zone and Surface Water mapping data and data on local sources of flood risk supplied by the Council's Streetscene unit, Lancashire County Council and United Utilities. This data was used in the SHLAA and site selection process to inform a sequential approach to the selection of housing and employment sites.

5.6.45 The Level 1 SFRA assessed all the SHLAA sites (and non-housing and employment allocations and their reasonable alternatives) against risks from all sources of flooding. A small number of sites that lie partly within Flood Zones 2 and 3 are identified for allocation. These, and a small number of sites identified as being at a significant risk of surface water flooding in the Level 1 SFRA, have been subject to a Level 2 SFRA. This provides advice as to how flood risk can be mitigated through design, layout and sustainable drainage and informs the overall assessment of the Sequential Test and where necessary the Exception Test.

5.6.46 National guidance states that the Environment Agency's most recent climate change allowances for peak river flow in the North West should be applied in Strategic and site specific Flood Risk Assessments.¹²⁴ They are expressed as a range of percentage increases depending on the particular Flood Zone, development type and vulnerability, and future lifespan of proposed development or local plan allocation.

Site Specific Flood Risk Assessments

5.6.47 Applicants are required to undertake site specific Flood Risk Assessments for proposals on sites of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3 or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. These FRAs should, if necessary, apply the Sequential and Exception Tests. For minor development and for sites allocated in a Local Plan however, applicants do not need to apply the Sequential Test as, in effect, the Council has done this through their SFRA to support the allocation.¹²⁵

Policy CC4: Development and Flood Risk

- 1) **The Council will seek to ensure that new development does not result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere.**
- 2) **No development should take place within 8m of the top of the bank of a watercourse either culverted or open, unless this approach is supported by the Environment Agency or Lead Local Flood Authority. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted.**
- 3) **Culverts should be opened up where possible to improve drainage and flood flows.**

Sequential Test

- 4) **New development on sites not allocated for the use proposed in this Plan, or which do**

¹²⁴ www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

¹²⁵ NPPF para 103 footnote 20

not comprise minor development or changes or use, should be located within Flood Zone 1 unless the Sequential Test as set out in the NPPF and NPPG has been satisfied.

Exception Test

5) Development in Flood Zones 2, 3a or 3b on allocated or unallocated sites will only be acceptable where it is of a compatible type as set out in the NPPG (Tables 2 and 3), satisfies the Exception Test set out in the NPPF and NPPG and meets criteria 6b ii) to vi) below.

Site Specific Flood Risk Assessments

6) Development proposals on allocated or unallocated sites:

a) of 1 hectare or greater in Flood Zone 1, or in an area within Flood Zone 1 which has critical drainage problems or includes an ordinary watercourse; or

b) in Flood Zones 2, 3a or 3b;

should be supported by a site specific Flood Risk Assessment taking account of the Council's Strategic Flood Risk Assessment (or the most up to date flood risk information available) along with any evidence from the Lead Local Flood Authority (Lancashire County Council), and the Environment Agency to establish whether the proposed development:

- i) is likely to be affected by current or future flooding from any source, taking into account the increased risk associated with climate change;
- ii) will increase flood risk elsewhere or interfere with flood flows;
- iii) can provide appropriate mitigation measures to deal with potential risks and effects;
- iv) would be likely to preclude the future implementation of necessary flood risk measures, including the improvement of flood defences;
- v) can reasonably maintain access and egress at times of flood; and
- vi) can be accommodated within the capacity of the water supply, drainage and sewerage networks.

7) Where flood defences exist that protect development sites, any site specific Flood Risk Assessment required should also assess the risk overtopping of defences in extreme events and possible breach analysis evidence.

8) Where mitigation is required to make any identified impacts acceptable, these will be secured through conditions and/or legal agreement, including where necessary through planning contributions.

Surface Water Management and Sustainable Drainage Systems

5.6.48 Through the Flood and Water Management Act 2010, Lancashire County Council was designated as a Lead Local Flood Authority. The County Council is responsible for managing flood risk from all local sources; surface water, groundwater and ordinary watercourses. As part of its role, Lancashire County Council has worked in partnership with Blackpool Council to develop a joint Lancashire and Blackpool Local Flood Risk Management Strategy 2014-2017.

5.6.49 The strategy outlines the duties and responsibilities of flood risk agencies including emergency planning functions; assesses existing and future local flood risk in the county and sets out a Local Flood Risk Management Plan with short and medium term strategic objectives. In order