

**Waveney Strategic Flood Risk Assessment**  
Report by Planning Policy Officer

**Summary:** The Waveney Strategic Flood Risk Assessment (SFRA) is completed and ready to be used in the planning process. This is the last of the four SFRA's which are relevant to the Broads. A precautionary approach has been taken for the parts which are not modelled for flood risk. Some changes will be needed to the Local Plan, but these are not considered significant and the Inspector is aware of the progress of the Waveney SFRA and the changes required.

**Recommendation:** That Planning Committee endorse the Waveney SFRA.

## **1. Introduction**

- 1.1 Strategic Flood Risk Assessments (SFRA) aim to facilitate the planning process by identifying the spatial variation in flood risk across an area. This allows an area-wide comparison of future development sites with respect to flood risk considerations. This information is used as the basis for assessing which flood zone development is likely to be sited within.
- 1.2 Four SFRA's cover the Broads Authority Executive Area, three are covering the Norfolk part (North Norfolk, Great Yarmouth, Greater Norwich), and one is covering the Suffolk part (Waveney). They can be found here:  
<http://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>
- 1.3 Members have previously been informed of the North Norfolk, Great Yarmouth and Greater Norwich SFRA's, while the Waveney SFRA was in progress. Waveney District Council have now finalised their Strategic Flood Risk Assessments.
- 1.4 SFRA's are important pieces of evidence that support Local Plans.

## **2. About the Waveney SFRA**

- 2.1 Produced and commissioned by Waveney District Council and completed by AECOM Limited, the SFRA covers the entire district of Waveney. It provides flood risk data that the Broads Authority will now use to guide planning applications. It is noted that while SFRA's are strategic in nature and applications in the Broads tend to require a site-specific flood risk assessment.
- 2.2 Two SFRA's were produced:

- a) Waveney District Council SFRA level 1 can be found here:  
<http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/local-plan-background-studies/strategic-flood-risk-assessment-level-1-april-2018/>
- b) For information, although not necessarily of direct relevance to the part of Waveney within the Broads, Waveney District Council has produced a SFRA level 2 which assesses in more detail specific sites that are allocated in their Local Plan. <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/local-plan-background-studies/strategic-flood-risk-assessment-level-2-april-2018/> :

### **3 Areas that have not been modelled**

- 3.1 SFRA's use existing models. A large area of the Broads Authority Executive Area has not been looked at in detail as part of the four SFRA's. This area is the Broadland Flood Alleviation Project Area, for which a model is not available yet. An updated joint position statement was adopted by the Environment Agency and the Broads Authority on this issue<sup>1</sup>.
- 3.2 In the Norfolk SFRA's, areas that are not modelled are shown as "indicative flood zone 3b". In the Waveney SFRA, areas that are not modelled are shown as "flood zone 3". The approach is the same even though the format of the presentation is different. It is a precautionary and pragmatic approach.
- 3.3 It is important to note that national policy requires all development proposals in flood zone 2 and 3 to be subject to a site-specific flood risk assessment (NPPF 2018 footnote 50) where the detailed flood risk on site is assessed, understood and addressed.
- 3.4 Appendix A illustrates the approach taken for the SFRA's in terms of the colour code used on the maps.

### **4 Impact on the Local Plan**

- 4.1 The policies maps that show flood risk will be amended to reflect the most up to date data.
- 4.2 The constraints and features section of each site specific policy will be checked to ensure it reflects the flood zones as set out in the relevant up to date SFRA.
- 4.3 It is not envisaged that there will be changes that significantly impact the Local Plan. The Authority was consulted on the draft Waveney SFRA prior to submission of the Local plan and proposed some changes to the Inspector of the Broads Local Plan. The Authority has kept the Inspector informed of

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<sup>1</sup> July 2018: [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0008/1279736/Flood-Risk-and-Strategic-Flood-Risk-Assessment-Updated-Joint-Position-Statement-with-EA-pc200718.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1279736/Flood-Risk-and-Strategic-Flood-Risk-Assessment-Updated-Joint-Position-Statement-with-EA-pc200718.pdf)

progress of the Waveney SFRA.

- 4.4 All changes to the Local Plan will be consulted on prior to the adoption of the Local Plan.

## **5 Financial implications**

- 5.1 The Authority did not contribute to the Waveney SFRA. Officer time to make the necessary amendments to the Local Plan discussed previously is not significant.

## **6. Recommendation**

- 6.1 That Planning Committee endorse the Waveney SFRA.

Background papers: None

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Date of report: 25 October 2018

Appendix A: Colour code for areas that are not modelled

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### Norfolk/Broads SFRA

The areas which are not modelled are represented as Indicative Flood Zones 3b (stripes on purple). The modelled areas are represented as 3b (green) and 3a (purple).





