

Item No.	Classification: Open	Date: 24 February 2017	Decision Taker: Cabinet Member for Environment and the Public Realm
Report title:		Strategic Flood Risk Assessment Adoption	
Ward(s) or groups affected:		All wards	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATIONS

1. That the cabinet member for environment and the public realm notes the strategic flood risk assessment (SFRA) and associated documents attached as Appendix 1.
2. That the cabinet member approves for adoption the SFRA for use throughout the London Borough of Southwark in accordance with the council's responsibilities as a lead local flood authority (LLFA) and local planning authority (LPA), as set out in the national planning policy framework (NPPF), section 10 (item 100).

BACKGROUND INFORMATION

3. The NPPF set out the Government's planning policies for England and how these are expected to be applied. The policy includes a requirement for local plans to be supported by a SFRA, with further policies developed to manage flood risk from all sources. Development of a SFRA should take account of advice from the environment agency (EA) and other relevant flood risk management bodies. The document is intended to inform strategic land use planning and decision making, from a flood risk perspective.
4. In line with planning requirements, the first edition of Southwark's SFRA was developed in consultation with the EA and other risk management partners. The SFRA was adopted for use in February 2008.
5. In line with the recommendations of the adopted SFRA, periodic reviews are undertaken, with the document updated and revised as required. An updated draft revision of the SFRA has now been developed to take account of new information and changing policy.
6. The aim of the updated SFRA is to collate and analyse the most up to date flood risk information from all sources and provide an overview of flood risk issues across the borough. The updated SFRA should be used as evidence to inform the new Southwark Plan, ensuring flood risk is taken into account when considering development options and in the preparation of strategic land use policies.
7. In addition to providing an evidence base, the updated SFRA will help to:
 - Determine the variations in risk from all sources of flooding across the

Borough.

- Prepare broad policies for the management of flood risk.
- Steer development towards areas of lowest flood risk through application of the sequential test and, where necessary, the exception test (as described in NPPF guidelines).
- Assist the decision making process on flood risk issues.
- Consider opportunities to reduce flood risk to existing communities and developments through better management of surface water, provision for conveyance and of storage for flood water.
- Identify the level of detail required for site specific flood risk assessments.
- Determine the acceptability of flood risk in relation to emergency planning capability.

8. The SFRA has been developed in conjunction with the planning department.

KEY ISSUES FOR CONSIDERATION

Development process

9. A review of the existing SFRA document was undertaken in late 2015 to identify the level of update required.
10. Based on the review, further information was sought from the EA and Thames Water to inform the updated SFRA.
11. Development of the first draft of the updated SFRA was completed in March 2016. The document was then distributed internally for consultation. Comments received from internal partners (planning and emergency planning teams) were incorporated.
12. The revised document was then sent to external partners in August 2016 for the second stage of consultation. This was to ensure that the document provided a suitable level of detail, that it corresponded with other assessments (e.g. SFRAs of neighbouring boroughs), and to draw on the experiences and knowledge of the external partners. The external partners consulted included the EA, Thames Water and neighbouring London Boroughs. The comments received were used to further refine the document. Table 1 below summarises the stages of the consultation process.

Table 1 Consultation Stages

Stage of consultation	When did it occur?
Review of the existing SFRA document (adopted in 2008).	November 2015
Consultation with internal partners on the draft updated SFRA including further development based on comments received.	March – April 2016
Consultation with external partners on the revised draft SFRA including further development based on comments received.	August 2016
Preparation of the final updated SFRA	September 2016 – January 2017
Adoption of the updated SFRA	February – March 2017

Planning policy implications

13. The SFRA is intended to inform the new Southwark Plan, ensuring flood risk is taken into account when considering development options and in the preparation of strategic land use policies.
14. As this is an update to an existing document, the updated SFRA now references other strategic documents, such as the preliminary flood risk assessment, the surface water management plan and the local flood risk management strategy.
15. The main implications for the council’s development planning policy are:
 - Proposed development in locations designated as critical drainage areas will require a drainage strategy that ensures flood risk to the development and the surrounding areas are minimised.
 - Developers are required to demonstrate that due consideration has been given to sustainable drainage systems (SuDS) in their drainage proposal aimed at reducing surface water runoff for new developments to the equivalent greenfield runoff rate.

The above implications are consistent with other strategic and guideline documents.

16. The SFRA also highlights the need for developers to demonstrate that climate change and its attended impacts such as changes in rainfall patterns are considered in new development proposals.

Community impact statement

17. Recommendations set out in this report will have no particular adverse impact on people with protected characteristics, namely; age, disability, faith/religion, gender, race and ethnicity and sexual orientation.

18. The SFRA has identified areas at a higher risk of flooding and recommends engagement with stakeholders to ensure new developments do not worsen the degree of flood risk.

Resource implications

19. Adoption of the updated SFRA will have no additional resource implications for Southwark Council. A team is in place to execute the council's NPPF duties and responsibilities with regards to flood risk and drainage, and will continue to do so. The team is currently funded from the council's allocation of a Government grant.

Consultation (Community Engagement)

20. Extensive consultation was carried out in two stages:
 - Consultation with internal partners
 - Consultation with external partners (e.g. Environment Agency, Thames Water, neighbouring London Boroughs)
21. The process has ensured that the views and expertise of internal and external partners and stakeholders have been taken into consideration in the final SFRA.
22. The SFRA provides the evidence base for the adoption of Southwark's Local Plan which will be subjected to public consultation. For that reason the SFRA has not been taken through public consultation.

SUPPLEMENTARY ADVICE FROM OTHERS

Director of Law and Democracy

23. The original strategic flood assessment was confirmed in 2008 but it is intended that local authorities will undertake periodic reviews of the assessment in order to monitor changes to any flood risk. Accordingly, a consultation in connection with the revised document was undertaken in 2016 and the views sought of the Environment Agency, Thames Water and neighbouring London boroughs.
24. The report refers to the council's responsibilities under the national planning policy framework but there are also roles under the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009.
25. Some elements of the updated assessment are quite technical. There has been further consultation as mentioned in paragraph 12 and the views of specialist bodies such as the Environment Agency and Thames Water are especially pertinent. There is no requirement for a public consultation.
26. The assessment will play an important role in informing developers of the requirements they will need to comply with in their projects. In order for the Assessment to carry appropriate weight in the planning application process, it is important that it is formally ratified.

Director of Planning

27. The NPPF set out the Government's planning policies for England, including a requirement for local plans to be supported by a SFRA. This updated draft SFRA, which collates the latest flood risk information from all sources and provides an overview of flood risk issues across the borough and detailed guidance on site specific flood risk assessments, is an important evidence base document for informing strategic land use planning and decision making on development planning applications. The recommendations for planning policy and practice are noted and will be considered when developing the next version of the New Southwark Plan.

Strategic Director of Finance and Governance

28. The strategic director of finance and governance notes the resource implications contained within the report and that the adoption of the updated SFRA will have no additional financial implications. Officer time to effect the recommendations will also be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Preliminary Flood Risk Assessment	160 Tooley Street	Matthew Hill 020 7525 3541
Surface Water Management Plan	Tooley Street	Matthew Hill 020 7525 3541
Local Flood Risk Management Strategy	Tooley Street	Matthew Hill 020 7525 3541
Appendices associated with the SFRA	Tooley Street	Matthew Hill 020 7525 3541

APPENDICES

No.	Title
Appendix 1	Updated Strategic Flood Risk Assessment (2017)
Appendix 2	Non Technical Summary of SFRA (2017)

AUDIT TRAIL

Cabinet Member	Cabinet Member for Environment and the Public Realm	
Lead Officer	Matthew Hill, Head of Highways	
Report Author	John Kissi, Flood Risk Manager	
Version	Final	
Dated	23 February 2017	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		23 February 2017