

Borough Council of  
**King's Lynn &  
West Norfolk**



**Local Plan Task Group**  
**Wednesday, 12th April, 2017 at 10.00 am**  
**in the Miles Room - Town Hall**

- a) Joint SFRA Update 2017 (Pages 2 - 3)

**Contact**

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## **Joint SFRA Update 2017**

A consortium of local planning authorities comprising Broadland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn & West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority has invited tenders from suitably qualified consultants to prepare a new Level 1 Strategic Flood Risk Assessment (SFRA). The purpose of which is to inform strategic planning decisions, the preparation of new Local Plans and inform development management decisions. The study should also identify where detailed Level 2 assessment works may be required across the study areas.

The Councils of Broadland, Norwich, and South Norfolk, are working in partnership with Norfolk County Council through the Greater Norwich Development Partnership to prepare the Greater Norwich Local Plan and the remaining individual authorities are all working across Norfolk to create new Local Plans, all of which are expected to have a time horizon of 2036. This level 1 SFRA will form part of the evidence base for each Local Plan. The Authorities wish to appoint consultants to undertake these assessments covering the six districts and which include those parts of the Broads Authority area that fall into the Norfolk Broads.

The Authorities are required to undertake an SFRA as an essential part of the pre-production/evidence gathering stages of the Local Plan and in preparation of the Sustainability Appraisal (SA).

The requirement for and guidance on the preparation of SFRAs is outlined in the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG). This requires Local Planning Authorities (LPAs) to take account of more local flood risk management. They also need to demonstrate that due regard has been given to the issue of flood risk at all levels of the planning process to avoid inappropriate development.

Local authority planners must demonstrate that a risk based, sequential approach has been applied in preparing Local Plans and that flood risk has been considered during the planning application process. This must be achieved through the application of the Sequential and Exception Tests.

By providing a central store for data, guidance and recommendations on flood risk issues at a local level, the SFRA is an important planning tool that enables the LPA to carry out the Sequential and Exception Test and to select and develop appropriate site allocations with regard to flood risk.

Since the publication of the districts' previous SFRAs, information on flood risk across the region has evolved, with the Environment Agency (EA) periodically updating their tidal and fluvial flood risk maps, the establishment of Lead Local

Flood Authorities, (LLFAs) and the evolution of new surface water flood maps and plans as well as amendments to climate change allowances and updated modelling results.

Consultants were interviewed last week and an appointment was due to be made early this week. Work should commence with an inception meeting in the last week of April.

The draft report for KLWN should be ready by the end September 2017; followed by the final version by the end October 2017.