

Table 4-4. Planning Application and Development Requirements for Individual Sites (Other Flood Risk Sources)

Flood Risk Source	Planning Application and Development Requirements
Groundwater Flooding	<p>Required for all Minor and Major development proposals where there is a risk of groundwater flooding. Where the development site intersects with an area with $\geq 25\%$ susceptibility to groundwater flooding, the applicant should address this issue by providing a Screening Assessment (as a minimum) that either confirms low risk of impacts (and therefore no further work is needed) or advises the level of impact and the associated mitigation actions proposed.</p> <p>The assessment must be prepared by an individual who is a Hydrogeologist and holds one or more of the following qualifications:</p> <ul style="list-style-type: none"> • Chartered Member of the Geological Society • Registered Ground Engineering Professional (with the Institute of Civil Engineers) <p>Where the development includes a basement the Screening Assessment must include the following as a minimum requirement:</p> <ul style="list-style-type: none"> • Description of the proposed basement development. • Construction methods proposed. • Characteristics of potential impacts (including the impact on soils, land use, water quality and hydrology with descriptions of the nature & scale of impacts and the extent of the impacted area). • Details of mitigation measures (where appropriate).
Sewer Flooding	<p>Where the development site intersects with an area defined as having one or more sewer flooding records, the applicant must consult with the relevant Water and Sewerage Company to confirm if the development site has historically flooded. Where historic flooding has occurred, the applicant must show how they will effectively manage this risk for the lifetime of the development. This is required for all Minor and Major development proposals. Where the site is not at risk, the applicant must demonstrate that Water and Sewerage Company has agreed in principle to any proposed new sewer connections.</p>
Artificial Sources Flooding – Canals	<p>Required for all Minor and Major development proposals. If the application site is within 100m of an existing canal, the applicant must assess if any failure of the canal structure could result in flooding of the development site. This only requires a comparison of relative levels of the canal structure and the site – however, if the site is potentially at risk, then the applicant will consult with the Canal & River Trust to determine the condition of the local structure and propose proportionate management measures within their site (similar to residual risk management measures outlined in Tables 4-1, 4-2 and 4-3).</p>
Artificial Sources Flooding – Reservoirs	<p>Required for all Minor and Major development proposals at risk of flooding from reservoirs. Where the application site intersects the area defined to be at risk of flooding from reservoirs, the applicant shall:</p> <ul style="list-style-type: none"> • Identify which reservoirs are the sources of risk (available from the adjacent link). • Where the site is encircled by flood water, but not necessarily at risk itself, the implications of this must be addressed in the risk management measures proposed. • Propose appropriate and proportionate risk management measures.
Artificial Sources Flooding – Other	<p>Other sources of artificial flood risk may include small lakes or ponds. Where these existing within or immediately adjacent to the development site, the applicant shall identify them and propose risk management measures as appropriate. This is required for all Minor and Major development proposals.</p>