

General Principles

- E1. Properly prepared assessments of flood risk will inform the decision-making process at all stages of development planning. There should be iteration between the different levels of flood risk assessment.
- E2. Any organisation or person proposing a development must consider whether that development will not add to and should where practicable reduce flood risk. The future users of the development must not be placed in danger from flood hazards and should remain safe throughout the lifetime of the plan or proposed development and land use.
- E3. At all stages of the planning process, the minimum requirements for flood risk assessments are that they should:
- Be proportionate to the risk and appropriate to the scale, nature and location of the development;
 - Consider the risk of flooding arising from the development in addition to the risk of flooding to the development;
 - take the impacts of climate change into account
 - Be undertaken by competent people, as early as possible in the particular planning process, to avoid misplaced effort and raising landowner expectations where land is unsuitable for development;
 - consider both the potential adverse and beneficial effects of flood risk management infrastructure including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;
 - Consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification, including arrangements for safe access;
 - Consider and quantify the different types of flooding (whether from natural and human sources and including joint and cumulative effects) and identify flood risk reduction measures, so that assessments are fit for the purpose of the decisions being made;
 - Consider the effects of a range of flooding events including extreme events on people, property, the natural and historic environment and river and coastal processes;
 - Include the assessment of the remaining (known as 'residual') risk after risk reduction measures have been taken into account and demonstrate that this is acceptable for the particular development or land use;
 - Consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of development may affect drainage systems; and
 - Be supported by appropriate data and information, including historical information on previous events.