

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 20**

**MATTER 16: DEVELOPMENT MANAGEMENT POLICIES**

**ISSUE 1: ARE THE DEVELOPMENT MANAGEMENT POLICIES IN THE PLAN JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY IN RESPECT OF THE SPECIFIC MATTERS SET OUT BELOW? ARE THERE ANY OTHER ISSUES CONCERNING THEIR SOUNDNESS**

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**DM 15: MANAGING AND REDUCING FLOOD RISK**

**DM 16: SUSTAINABLE DRAINAGE SYSTEMS**

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1. The Council provides this note which concerns Matter 16, Issue 1 and the Inspector's request that the Council:
  - i. Confirm whether the new requirement within Policy DM 15 for revised hydraulic modelling is consistent with national policy; and
  - ii. Consolidate the proposed amendments to DM 16 Part 4 and clarify whether the sub-paragraphs within that Part apply equally to brownfield and greenfield sites with an explanation for any differences.

**Policy DM 15 - Requirement for revised hydraulic modelling**

2. As outlined at the examination hearing on 27 March 2019, the Council proposes a new part H to Policy DM 15 as follows:

H. Site specific Flood Risk Assessment must be undertaken in accordance with relevant national and local requirements. Revised hydraulic modelling including climate change allowances will be required as part of a site specific Flood Risk Assessment where this is deemed necessary by the Council.

3. The Council consider the requirement for revised hydraulic modelling is consistent with national policy.
4. The site-specific flood risk assessment: checklist within the Planning Practice Guidance on Flooding and Coastal Change indicates, at paragraph 5, that site specific flood risk assessments should be based on relevant data, and that developers may consider undertaking or commissioning flood risk assessment using methods such as computer flood modelling (Paragraph: 068 Reference ID: 7-068-20140306).
5. In addition, Government guidance on 'Flood risk assessment for planning applications'<sup>1</sup> indicates that information required to complete a flood risk assessment includes computer river models; reports including flood modelling and hydraulic reports and modelling guidelines; model output data; and calibrated and verified model input data.'
6. In accordance with existing national guidance, all site-specific flood risk assessment will have to either utilise the most up-to-date evidence on hydraulic modelling where they are readily available or undertake new / revised hydraulic modelling where this is necessary to reflect latest guidance, assumptions and site-specific circumstances.
7. Given the extent of flood risk areas with the District and the dynamic nature of the subject matter (e.g. climate change allowances and local flood risks may change over time), the Council considers it necessary to include the proposed

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<sup>1</sup> <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#get-information-to-complete-an-assessment>

amendment in order to clarify and strengthen the Council's position on site specific FRA and a requirement for up-to-date hydraulic modelling data where this is deemed necessary by the Council to inform decision-making at the planning application stage.

**Policy DM 16 – Clarification of policy coverage and consolidation of proposed modifications**

8. Upon further review, the Council agrees that Part D of Policy DM 16 would benefit from further clarifications to differentiate more clearly between the policy requirements for greenfield and brownfield developments and between major and minor developments.
9. The Council therefore proposes to amend Part D as set out below. These proposed amendments supersede amendment numbers 30 and 32 in the Council's schedule which was submitted at the Examination Hearings held on 26 and 27 March 2019 concerning the Development Management Policies.

D. All major development proposals will be required to submit a Drainage Strategy to identify the most appropriate drainage solutions. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:

- (i) all major greenfield development proposals will be required to reduce surface water flows to the 1 in 1 greenfield run-off rate and provide storage for all events up to and including the 1 in 100 year critical storm event including an allowance for climate change, and include at least one source control SuDS measure resulting in a net improvement in water quantity and quality discharging from the site to a sewer and/or a watercourse;

- (ii) all brownfield development proposals should aim to achieve the 1 in 1 greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction in existing site run-off rates for all events, including an allowance for climate change, SuDS measures resulting in a net improvement in water quantity and quality discharging from the site to a sewer and/or a watercourse; and
- (iii) all '~~minor~~ and '~~other~~' non-major greenfield development proposals should aim to achieve the 1 in 1 greenfield run off rate where possible, including an allowance for climate change, or a rate as otherwise agreed with the Council; and
- (iv) for all development where the 1 in 1 greenfield runoff rate cannot be achieved, justification must be provided to demonstrate that the run-off rate has been reduced as much as possible.