



PLANNING BULLETIN

DRAFT PPS 25 – FLOODING

This much publicised draft puts forward suggestions for a greater level of powers for the Environment Agency within the Planning Process.

It introduces a 'Source-Pathway – Receptor' model of Flood Risk Assessments. In summary this means that developments should not themselves be a source of flooding. They should incorporate drainage pathways to remove flooded water and development which has a high level of receptors (e.g. housing) should not be in flood risk areas.

It introduces the 'sequential test' for flood risk assessments. Preference will be for all development to be in Flood Zone 1 (the Flood Zones are defined in the Annex to the PPS and the Plans are published by EA). If the development is in Zone 2 or 3 the FRA has to analyse why it cannot be in Zone 1.

It is proposed that there will be a new Direction which will apply to all Major Development (10 or more houses, over 0.5 HA, over 1000 sq m over 1 HA Commercial). If the EA raise objections and the LPA still want to approve the application there will be an automatic referral to the Government Office.

Comments are to be received by 28 February.

CgMs would be pleased to advise further. Please contact:

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