

### **Stage 1**

#### **Overview of Flood Risk**

Identify the following constraints through consultation with Fenland District Council, the Environment Agency, the Lead Local Flood Authority (LLFA – Cambridgeshire County Council), Anglian Water, the Internal Drainage Board(s) (IDBs), and Strategic Flood Risk Assessment (SFRA) Documents:

- Flood Zone Classification (Fluvial / Tidal);
- Sewers, drains or other existing systems;
- Groundwater;
- Soil Strata Review;
- Historical Flood Risk Issues;
- Key features such as flood defences;
- Water level flood risk management assets.

Assess Local Planning Documents:

- District Wide SFRA (Level 1) and Wisbech SFRA (Level 2);
- Surface Water Management Plans;
- Water Cycle Study.

Assess proposed development uses in flood risk areas in line with Tables 2 and 3 of the NPPF Technical Guidance to ascertain if the Sequential Test and / or Exceptions Test are required;

Review Catchment Flood Management Plans (CFMP), Regional FRA, Local Development Documents, Regional Spatial Strategies and Green Infrastructure Plans as listed within the District Wide SFRA (Level 1) and Wisbech SFRA (Level 2).

### **Stage 2**

#### **General Scope of FRA**

Scoping with EA and IDB(s) for Flood Risk Assessment (FRA);

Obtain Flood Level Information;

Historic Maps;

Undertake walkover survey to assess:

- Potential sources of flooding;
- Likely routes for flood waters;
- Location and condition of flood risk management assets.

If the soil strata review shows the site is conducive to infiltration methods for any proposed surface water drainage, the following investigations may be required subject to EA, IDB(s) and Fenland District Council negotiations:

- Infiltration tests to BRE 365;
- Contamination assessment and suitable mitigation proposals.

If the site is not conducive to infiltration, attenuation measures should be discussed with the relevant authorities;

If required, developers should scope the undertaking of the Sequential Test with Fenland District Council;

Ensure that, if required, the Exception Test can be passed in line with the Wisbech Level 2 SFRA;

Follow the checklist within Appendix B of the district wide Level 1 SFRA.

### **Stage 3**

#### **Detailed Scope of FRA**

Detailed Topographical Survey;

Detailed Hydrographic Survey;

Site specific hydrological and hydraulic modelling studies which should include the effects of the proposed development;

Set and agree foul and surface water details with the relevant bodies (IDB(s), Environment Agency, Anglian Water or approving Local Authority) and incorporate SuDS solutions within the proposed development;

Subject to flood zone classification the following could also be required:

- Set and agree Finished Floor Levels;
- Production of a Flood Plan;
- Flood resilient and resistant construction;
- Floodplain compensation;
- Provide Safe Egress and Access.

This diagram is to be used in conjunction with Wisbech Level 2 SFRA and not as a standalone document. For further information please refer to the Toolkit within the Wisbech Level 2 SFRA.