

## North Norfolk Strategic Flood Risk Assessment 2017 + Wells next Sea Update April 2018

### Introductory Note

This Level 1 SFRA was commissioned by a consortium of Norfolk Authorities and produced in Conjunction with the LLFA, the Environment Agency and the Broads Authority along with assistance from external stakeholders, including, Anglian Water and Internal Drainage Boards, IDBs.

The study updates the existing evidence base in line with national legislation and stakeholder requirements, providing the most up to date understanding of flood risk from all sources in order to provide robust, sound up to date baseline evidence to inform the preparation of the Authorities' emerging Local Plans at a strategic level. The Environment Agency's Flood Zones, on their Flood Map for Planning website, may differ to the maps in the SFRA for a short period of time. The modelled fluvial and tidal flood risk datasets shown in the 2017 SFRA and Appendix A, will be incorporated into the Environment Agency's flood maps in due course.

The study along with the maps provide up to date information and guidance on flood risk for North Norfolk, determine the variations in risk from all sources of flooding taking into account climate change and identify the requirements for site-specific flood risk assessments. The geo PDF mapping can be used to provide high level screening exercises to identify whether a location or site has the potential risk of flooding.

The Environment Agency published **updated climate change guidance** on 19 February 2016 (and updated on 3 February 2017), which supports the NPPF and must now be considered in all new developments and planning applications. This SFRA incorporates Climate Change allowances (Fluvial, Tidal and Surface Water) as agreed with the Environment Agency, and contains guidance on how climate change should be taken into account when considering development, specifically how allowances for climate change should be included with Flood Risk Assessments, FRAs.

The mapping primarily display flood extents. If detailed flood risk e.g. flood level, depth, velocity and hazard to people information is required this should be addressed through an SFRA Level 2 and / or as part of a Site Specific Flood Risk Assessment.

The SFRA should be read in conjunction with the Addendum report which updates the study in relation to Wells-next-the-Sea coastal model, prepared under the Environment Agency's 2017 Anglian Coastal Modelling package and completed in March 2018. This updates the previous modelling and mapping along the North Norfolk Coastline stretching from the north of Wells- next –the- Sea to Weybourne and including the settlements of Holkham, Wells-next-the-Sea, Blakeney, Cley-next-the-Sea, and Salthouse. All other areas along the coast, (Cromer Esplanade and Thurne & Hickling Coastal areas) were included in the previous Anglian Coastal Modelling Outputs for 2017 and incorporated in the SFRA when first published.

Not all areas have been modelled. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. In 'Appendix A - mapping of all sources of flood risk', this precautionary approach is represented as a separate layer and is termed 'indicative extent of Flood Zone 3b. If a proposed development is shown to be in indicative Flood Zone 3b, further investigation should be undertaken as part of a detailed site-specific Flood Risk Assessment to define and confirm the extent of Flood Zone 3b. This may require detailed hydraulic modelling and include an assessment for climate change.

**It is important that the appendices and 2018 annex document , which include information on the full extent of hydraulic modelling, technical summary including explanatory text and guidelines for the use of the maps are read in conjunction with the maps and study.**

The updated SFRA's covering the area of Greater Norwich Local Plan (Broadland DC, Norwich City Council & South Norfolk), and the other commissioning Norfolk Authorities; Kings Lynn & West Norfolk BC, Great Yarmouth BC and the Broads Authority can be found on their respective web sites.

Updated 27/04/2018

NNDC, Planning Policy Team