

**Bracknell Forest
Borough Council**

**Bracknell Forest
Strategic Flood Risk
Assessment**

Strategic Assessment of Flood Risk

August 2006

Entec UK Limited

Report for

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Document Revisions

No	Details	Date
1	First Draft	July 2006
2	Final Report	August 2006

Executive Summary

Context

Bracknell Forest Borough Council is in the process of developing its Local Development Framework (LDF) with a view to planning for the future development needs of the Borough. These needs are driven by strategic plans which have specified a need for an additional 11,139 new dwellings in the period 2006 to 2026. The Council is restricted in the areas available for major housing development in the Borough, the local plan has attempted to identify those areas which provide the most sustainable solution, in terms of traffic, amenity impacts and the environment.

Entec was commissioned in 2006 to undertake a Strategic Flood Risk Assessment (SFRA) of Bracknell Forest Borough. The key objective of the Bracknell Forest SFRA is to inform the LDF with respect to local flood risk issues and the location of future development in Bracknell Forest. The study provides an analysis of the main sources of flood risk in Bracknell Forest, together with a means of testing the proposed development sites with a view to highlighting areas where certain landuse types would be unsuitable.

The flood risk in the Borough is relatively low by comparison to neighbouring boroughs and the SFRA has taken an approach appropriate to the needs of the borough by collating and understanding flood risk data, but not providing any additional data.

SFRA Process

A sequential, risk-based approach to assessing development and flood risk has been undertaken, in line with the guidance outlined in the consultation draft of PPS 25 *Development and Flood Risk* (which clarifies, and will soon replace, PPG 25). The PPS 25 Sequential Test has been applied to all potential sources of flood risk based on a range of both local and broad-scale information relating to flood risk.

The overriding aim of the PPS 25 Sequential Test is to steer all new development to areas of lowest flood risk. It is primarily based on the Environment Agency flood zones, which delineate areas by their level of risk due to river flooding. The extent of flooding on possible development sites is limited, although there are areas that are affected and appropriate land uses have been proposed. Secondary sources of flooding have also been considered including overland flow, structural blockages and sewer flooding.

Climate change could have a large impact on the Borough. There are several stormwater attenuation ponds in the borough that have been built to a 1 in 25 year standard of protection, which along with the sewer network will potentially flood more frequently due to the effects of climate change.

Conclusions and Recommendations

This SFRA has developed an approach commensurate with the specific needs of Bracknell Forest in accordance with the PPS 25 Sequential Test. The process developed for this study, together with the information on flood risk provided, should inform local development planning and provide a firm basis for requesting detailed Flood Risk Assessments.

The results of the Bracknell Forest SFRA should be used to inform the LDF which needs to be in place by 2007. Provisions should be made for updating the SFRA outputs on a regular basis, particularly where new information on flood risk and climate change becomes available or before the LDF is due for revision. In addition, the Bracknell Forest SFRA is based on policy contained within the consultation draft of the emerging PPS 25. It is recommended that the SFRA be revisited when the final PPS 25 is issued to ensure consistency with the final planning policy (although the main principles are unlikely to change).

Contents

1.	Introduction	1
1.1	Scope	1
1.2	Objectives	1
1.3	Structure of Report	2
1.4	Hydrology	2
1.5	Planned Development	3
2.	Data Collection	5
2.1	Overview	5
2.2	Fluvial Flood Risk Data	6
2.3	Topography	6
2.4	Geology	7
3.	The Planning Framework	9
3.1	Introduction	9
3.2	National Planning Policy	9
3.2.1	Planning and Compulsory Purchase Act	9
3.2.2	PPG 25 and PPS 25 Development and Flood Risk	9
3.2.3	Other Planning Policy Statements	11
3.3	Regional Planning Policy	12
3.3.1	The Draft South East Plan	12
3.3.2	Berkshire Structure Plan 2001 – 2016	12
3.4	Local Planning Policy	13
3.4.1	Introduction	13
3.4.2	Bracknell Forest Local Plan 1991 - 2006	13
3.4.3	The Emerging Local Development Framework	13
3.5	Conclusions	14
4.	Strategic Flood Risk Assessment	15
4.1	General Approach	15
4.1.1	Introduction	15
4.1.2	The PPS 25 Sequential Test and Exception Test	15

4.2	Approach for Bracknell Forest Borough	17
4.3	Overview of Flood Risk	18
4.3.1	Introduction	18
4.3.2	Primary Sources of Flooding	18
4.3.3	Historical Flooding and Functional Floodplain	19
4.3.4	Secondary Sources of Flooding	19
4.3.5	Climate Change	21
4.3.6	Land Use	23
5.	Assessment of Development Areas	25
5.1	Introduction	25
5.2	North Borough Area	25
5.3	Town Area	26
5.4	South Borough Area	26
5.5	Conclusions	27
6.	Flood Risk Mitigation	29
6.1	Introduction	29
6.2	Drainage	29
6.2.1	Integrated Drainage Strategy	29
6.2.2	Sustainable Drainage Systems (SuDS)	30
6.3	Flood Resistance and Resilience	30
6.4	Future Proofing	31
6.5	Other Measures	31
7.	Conclusions and Recommendations	33
7.1	Flood Risk in Bracknell Forest Borough	33
7.2	Application to the Planning Process	33
7.3	Application to Development Control	34
7.4	Draft Policies for Local Development Documents	34
7.5	Future Recommendations	35
7.5.1	Updates to the SFRA	35
7.5.2	Guidance for Developers	35
8.	References	37

Table 1.1	Phasing of Housing Allocation	3
Table 2.1	Meetings	5
Table 2.1	Data Sources	6
Table 4.1	PPS 25 Flood Risk Zones	15
Table 4.2	Location of Planned Development According to Vulnerability	17
Table 4.3	Rivers Affected by Historical Flooding in Bracknell Forest Borough Council	19
Table 5.1	Area of Development Sites with Flood Risk	25
Figure 2.1	LiDAR/SAR Coverage Map	After Page 8
Figure 2.2	Elevation Map	After Page 8
Figure 2.3	Bedrock Geology	After Page 8
Figure 4.1	EA Flood Zones	After Page 24
Figure 4.2	Historic Flooding Map – The Cut	After Page 24
Figure 4.3	Historic Flooding Map – River Blackwater	After Page 24
Figure 4.4	Potential Functional Floodplain	After Page 24
Figure 4.5	Sewer Map	After Page 24
Figure 4.6	Effect of Climate Change on Standard of Protection	22
Figure 5.1	Development Areas	After Page 28
Figure 5.2	Northern Development Areas	After Page 28
Figure 5.3	Town Development Areas	After Page 28
Figure 5.4	Southern Development Areas	After Page 28
Appendix A	Flood Risk Vulnerability Classification	After Page 38

