

GUIDANCE NOTE: THE EXCEPTION TEST

1. Acceptance of the Risk

The Level 1 and Level 2 has identified the potential flood risk to each of the proposed development sites put forward by the Council. The Sequential Test would direct all development away from areas of flood risk. When allocating or approving land for development in flood risk areas, Councils are expected to demonstrate there are no suitable alternative development sites located in lower flood risk areas.

If it is necessary to apply the Exception Test, there is an underlying acceptance of an existing degree of flood risk. However, it is essential that this risk is not ignored, but rather mitigated against in the planning process and design of new developments.

2. Planning and Design

Maintenance

Many existing properties and proposed development sites within Burton are protected by flood defences from flooding from the River Trent. The SFRA has demonstrated that these defences are not adequate to deal with the potential increase in flood risk due to climate change. Furthermore, the potential risk to people and property behind the flood defences has been assessed through an analysis of breach scenarios. The future maintenance and upgrade of the defences is therefore essential in ensuring the safety of people and property behind the defences.

Access and Egress

In the event of a severe flood, either by overtopping or defence breach, consideration must be given to the safe evacuation of people of different levels of mobility. (Reference: PPS25 Practice Guide, 5.46 to 5.51)

Flood Resilience

A fundamental level of flood resistance and/or resilience should be achieved in all flood risk areas, following good building practice and complying with the requirements of the Building Regulations 2000 should reach these standards.

Flood resistance can be described as 'dry proofing' where floodwater is prevented from entering the building. This may be achieved by raising floor levels or placing flood barriers across doorways.

Flood resilience may be described as 'wet proofing' where it is acknowledged that floodwater can easily enter and exit the property and all internal features are designed appropriately to take this into account, such as raising electrical sockets and fitting tiled floors.

Further guidance for homeowners and developers, can be downloaded from www.ciria.org/flooding/reducing_the_impact.htm

