

Flood Risk Assessment

Workdry Ltd New Headquarters Office Building Bournemouth Road, Chandlers Ford

Date: October 2025
Project No.: 304846
Report Reference: 304846-SWH-ZZ-ZZ-T-C-0001
Revision: 03

Prepared by:

Tim Killingback
Engineering Team Leader



	Structural Engineering
	Civil Engineering
	CDM Consultants
	Sustainability and BREEAM
	Traffic and Transport
	Flood Risk Assessments
	Highway Engineering
	Event Engineering

Issue and Amendment Record:

Revision	Comment/Amendment	Prepared	Reviewed	Approved	Date
01	Draft - First Issue	TK	MH	TK	29.07.2025
02	Second Issue	TK	MH	TK	31.07.2025
03	Third Issue	TK	MH	TK	14.10.2025

Contents

1.0	Introduction	3
2.0	Existing Site Conditions	4
3.0	Potential Flood Risk Affecting the site	5
4.0	Flood Mitigation Proposals	6
5.0	Summary and Recommendations	9
6.0	Appendices	10

1.0 Introduction

- 1.1** Scott White and Hookins have been instructed by Portakabin Limited on behalf of their client, Workdry Limited to undertake a flood risk assessment of a proposed development at Selwood Ltd, 32-36 Bournemouth Road, Chandlers Ford, Hampshire, SO53 3ZL. This flood risk assessment has been produced as a supporting document for a planning application and takes the form of a desk study. A drainage strategy for the development is not covered in this report and will form a separate document.
- 1.2** The existing building is vacant and was formerly used as a 2-storey office building on the corner of Bournemouth Road and School Lane. The proposed development comprises of the demolition of the existing office building and a proposed 3-storey office building with associated external parking and landscaping. A location plan is provided in **Appendix A**. Proposed site plans are given in **Appendix B**.
- 1.3** On the basis of the proposed development the scheme is classed as 'Less Vulnerable' under table 2 of the NPPF due to its proposed office use. On this basis development is considered appropriate for flood zone 1. A sequential test is not required as the site is allocated in the Local Plan (see response in **Appendix E**).

	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
FZ1					
FZ2		ETR			
FZ3a	ETR		ETR	X	
FZ3b	ETR				

Green – Development appropriate.

Red- Development not permitted.

ETR – Exception test required to allow development.

- 1.4** This report considers the flood risk to the proposed development and the impact that the development will have in relation to flooding of adjacent areas and watercourses. It also considers any limits relating to flooding that are likely to be imposed to allow the development to be undertaken and recommends Sustainable Urban Drainage systems (SuDS) to control surface water runoff.
- 1.5** This report takes into account the requirements of NPPF and local SFRA policies and is based on Environment Agency flood mapping and Southern Water asset plans.
- 1.6** This report is for the private and confidential use of the client and its agents and may not be copied in whole or in part without the written permission of Scott White & Hookins Ltd.

2.0 Existing Site Conditions

- 2.1 The existing office building is in the northeast corner of Selwood Ltd, 32-36 Bournemouth Road, Chandlers Ford, Hampshire, SO53 3ZL. Centred on grid reference SU 43266 20367, and the overall site area is approximately 0.35 ha in size. A location plan is given in **Appendix A**.
- 2.2 The office building to be demolished is currently unused, with the exception of the site team who will be relocated into temporary cabins.
- 2.3 A topographic survey was undertaken by Lucion Survey Ltd dated July 2025. The survey shows the existing building has a floor level of 34.11m AOD. The site levels adjacent to the building range between 33.94m-35.10m AOD with levels falling to the south and the north. To the north of the site is a ramp connecting the site to the existing site access which shall remain. There is a high retaining wall feature to the south of the existing building which will remain. A copy of the survey is enclosed in **Appendix C**.
- 2.4 The existing site drainage has been CCTV surveyed and results are summarised in a foul and surface water drainage strategy report undertaken by Scott White and Hookins. The existing office building drains into a separate network to the remaining site due to the sites levels. The existing roof drainage discharges via downpipes into an existing soakaway to the south and a catchpit to the north. The existing foul runs connect into a Southern Water sewer which runs along the southern boundary and discharges into Bournemouth Road.
- 2.5 The British Geological Survey records for the site indicate that the site is likely to be underlain bedrock of the Wittering Formation comprising Sand, silt and clay at depth.
- 2.6 A site investigation was undertaken by Southern Testing in 2014 (Ref: J11960), this report covered the whole of the Selwood Ltd site. The report indicated that the majority of the site was not conducive to the use of soakaways due to the low permeability of the composite soil make up and potential perched water between concrete surfacing and layers of made ground. However, a successful BRE365 test was undertaken at TP1 which is located in the northeast corner of the site within the proposed site boundary. These tests indicate fair infiltration rates. However, the test was undertaken close to a oil tank which may cause some localised contamination, this has been identified on a subsequent phase 1 desk top study undertaken by Lucion Ground Engineering Limited (Ref: 132887). With this in mind infiltration may not be a viable option in this part of the site but it is recommended that a further phase 2 site intrusive test is undertaken in the demolition phase of the development to confirm the extent of any contamination and any remedial works that are required.
- 2.7 The site is underlain by a Secondary A bedrock aquifer and is not within a Source Protection Zone.

3.0 Potential Flood Risk Affecting the site

3.1 River / Tidal Flooding

3.1.1 Flood plain mapping provided by the Environment Agency (EA) indicates that the site lies in Flood Zones 1, with a low probability of flooding via a river or the sea. The closest main river is Monks Brook which is roughly 250m north of the site. The is located approximately 10km inland from Eastleigh and away from tidal rivers. See extract of flood maps in **Appendix E**.

3.1.2 The NPPF requires developers to consider flood risk in the future considering the effects of climate change. The appended flooding maps that reflect this are in **Appendix F**.

3.2 Surface Water Flooding

3.2.1 The EA Surface Water Flood Map EA data shows the building is at very low risk of surface water flooding given the relatively flat topography of located around the existing office building is this area of the site, see mapping in **Appendix E**.

3.3 Groundwater Flooding

3.3.1 Groundwater levels are likely to be in hydraulic continuity with tidal waters in particular at high tide. The Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (SFRA) dated February 2024 indicates there is a potential for groundwater flooding of property situated below ground level. No basement is proposed, therefore the risk of groundwater flooding is low.

3.4 Reservoir Flooding

3.4.1 EA flood maps indicate the site is not at risk of flooding in the event of a breach from reservoirs.

3.5 Sewer Flooding

3.5.1 The Level 1 SFRA indicates no sewer flood records have occurred across the Eastleigh area Provided Southern Water maintain and upgrade the sewers where necessary then the risk of flooding will be minimised.

3.6 Historical Flooding

3.6.1 The EA historical flood map shows there are no flood records covering the site.

3.7 Our assessment of the above flood risks indicates that there is a risk of flooding from the sea. The risk of flooding from other sources is considered to be low.

4.0 Flood Mitigation Proposals

4.1 Flood Mitigation

- 4.1.1 The proposed works are in Flood Zone 1 and therefore no flood mitigation measures are required. However, it is recommended that the following is adopted as good construction principles.

Ground Floor Levels

- 4.1.2 The Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (SFRA) dated February 2024 states Finished floor levels should be set above the design flood level (0.5% AEP including an appropriate allowance for climate change) plus freeboard. Less Vulnerable development should apply the higher central climate change allowance. The finished floor level should there be set at suitable freeboard above surrounding ground (minimum 150mm), where level access is required for external doors then the DPC should be raised to provide this level of freeboard. Levels should be graded away from proposed doors and communal areas to mitigate any potential for residual flood risk associated with excess surface water runoff in an extreme rainfall event, if this is not feasible then threshold drainage channels should be installed.

4.1.3 Flood Resistant and Resilient Measures

As the proposed office building is a new build it is possible to construct on a slightly elevated floor level as mentioned above. As the works are proposed in flood zone 1 this should be sufficient measures. However, some additional measures are stated below:

External Walls	Careful consideration of materials using low permeability materials to limit water penetration (avoiding using timber frame and cavity walls). Consider applying water resistant coating and permitter waterproof concrete upstands
Doors	Sealed aluminium external framed doors should be used and, where the use of wooden doors are a preferred option, all effort should be made to ensure a good fit and seal to their frames
Windows	Flood resilient windows if they are to be located below the maximum water level expected. These windows should be water tight and be able to withstand the high pressure exerted on them when submerged under flood water (and the debris contained in the water)
Air vents	Should not be located below the maximum water level expected
Internal walls	As the proposed building is made up of modular units internal walls will be integral to the construction and will be

	formed of lightweight materials. However, avoiding the use of gypsum plaster and plasterboard at the lower ground level; use more flood resistant wall and floor linings (e.g. hydraulic lime, ceramic tiles) is recommended.
Floor	As the proposed building is made up of modular units the floors will be integral to the construction. The floor should be raised above the existing ground level and damp proof membranes should be included to minimise the passage of water through the ground floors.
Insulation materials	Use close cell foams such as XPS, PIR and SPF which do not absorb or retain significant amounts of water. Under floors consider placing insulation above floor slab so it can be more easily replaced if needed
Fitting fixtures and services	If possible, locate all fittings, fixtures and services above the maximum water level expected to minimise damage by flood waters. Avoid chipboard and MDF (medium density Fibreboard). Consider the use of removable plastic fittings. Use solid doors treated with waterproof coatings. Avoid fitted carpets. Locate electrical, gas and telephone equipment and systems above design flood level
Drainage systems and pipes	Fit anti-flooding devices to drainage systems to prevent surcharged flooding through toilets. These devices act as one-way valves preventing contaminated flood water back up into the buildings through the toilets
M&E installations	Ensure that these are located in consideration of the design flood level to ensure that they do not become damaged in the event of a flood event

4.1.4 Actual measures can be discussed and agreed with Building Control Officers during detailed design.

Safe Access and Egress

As the proposed development is in flood zone 1 it is not a requirement to provide safe access or egress as the likelihood of flooding is low.

Floodplain Storage

The proposed development is only impacted by fluvial flooding, and as such does not require consideration for impact of the development on floodplain storage.

4.2 Proposed Drainage

- 4.2.1** Proposed drainage for the proposed redevelopment of the office building is in the Scott White and Hookins Stage 3 report [reference: 304846-SWH-ZZ-ZZ-T-C-0002]. In Summary, the proposed surface water re-uses the existing drainage provision but with replacement pipes in parts subject to the CCTV report, this will discharge via a storage located within an area of soft landscaping to the rear of the new office building and a flow control into the existing site drainage network. This proposal is subject to a further detailed intrusive site investigation report to provide suitable infiltration. However, further soil testing has suggested some issues with localised soil contamination.

5.0 Summary and Recommendations

5.1 This Flood Risk Assessment (FRA) has been prepared by Scott White and Hookins to support a planning application for the redevelopment of the existing office building, Selwood Ltd, 32-36 Bournemouth Road, Chandlers Ford, Hampshire, SO53 3ZL.

5.2 This FRA concludes that:

- The site is in Flood Zone Flood Zone 1: Low probability of flooding from the nearest main watercourse located approx. 250m to the north.
- The proposed mitigation strategy demonstrates the development is safe through a number of measures as follows:
 - Application of a water entry strategy with a flood resilient design. Materials which retain their structural integrity but allow passage of water with good dry and cleaning properties.
 - Safe access and egress to and from the development site is not available. A flood warning and evacuation plan has been produced. The site benefits from a Floodline Warning Direct Service offered by the EA.

5.3 In conclusion, the future occupants and users of the proposed development will be safe from flooding and there will be no detrimental impact on third parties. The proposal complies with the National Planning Policy Framework (NPPF) and local planning policy with respect to flood risk and is an appropriate development at this location.

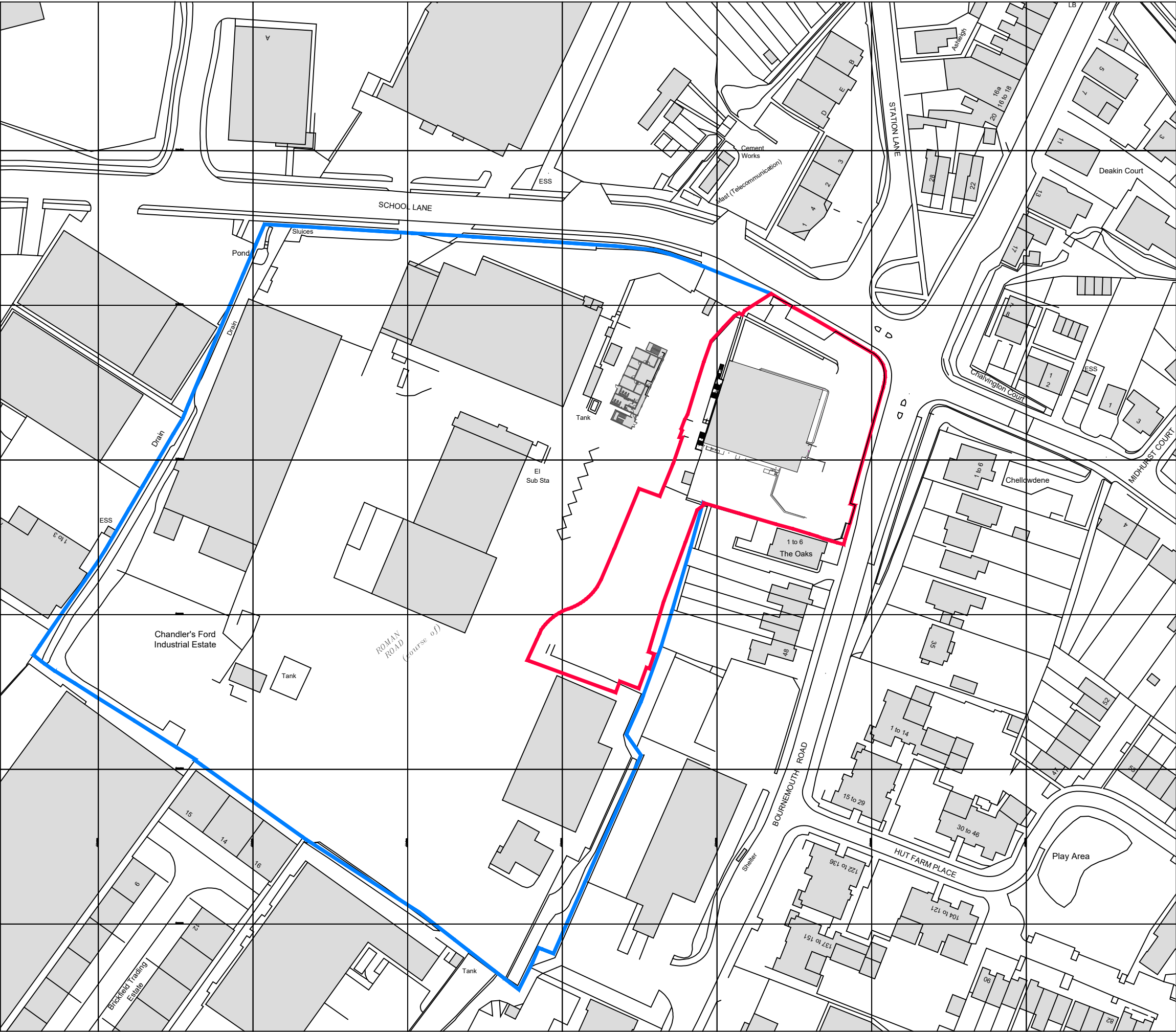
5.4 The details of the drainage proposals are covered in a separate Surface Water Drainage Report undertaken by Scott White and Hookins.

6.0 Appendices

- A. Site Location Plan**
- B. Proposed Site Plan**
- C. Existing Topographic Survey**
- D. British Geological Survey Records**
- E. Flood Map Extracts**
- F. SFRA flood maps**
- G. Local Drainage Planning Policy applicable to the development**

Appendix A

Site Location Plan



Notes

This drawing is © Boyle & Summers and may not be reproduced, copied or altered in any way without written authority. Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions in millimeters unless otherwise stated. All dimensions to be checked on site and any discrepancies, conflicts or errors reported prior to commencement of work. This drawing is to be read in conjunction with all other related material.

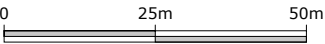
Ordnance Survey Data

The Ordnance Survey data used in this drawing is © Crown Copyright. All rights reserved. Licence no. 100022432.

Site and plot boundaries are shown indicatively only and subject to confirmation.

Key

- Site Boundary
- Site Ownership Boundary



G1	First Issue	21-07-25	EO	SS
Rev	Comments	Date	Dr	Ch

LOCATION PLAN

WKDRY- BSL- ZZ- XX -DR- A- 1001- G1
WORKDRY HQ OFFICE DEVELOPMENT 25046
BOURNEMOUTH ROAD, CHANDLERS FORD 1:1250 @ A3
WORKDRY INTERNATIONAL PLANNING

Suite E, Ferry House
Canute Road
Southampton
Hampshire
SO14 3FJ

023 8063 1432
boyleandsummers.co.uk

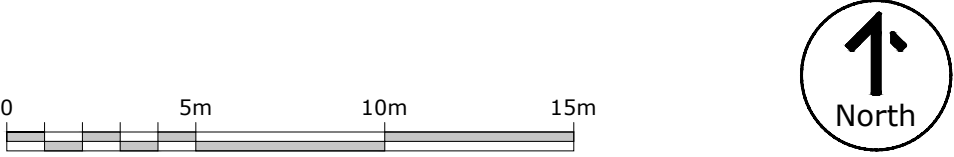


Appendix B

Proposed Site Plan



- Notes
- This drawing is © Boyle & Summers and may not be reproduced, copied or altered in any way without written authority. Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions in millimeters unless otherwise stated. All dimensions to be checked on site and any discrepancies, conflicts or errors reported prior to commencement of work. This drawing is to be read in conjunction with all other related material.
1. Automated barrier
 2. Controlled by existing neighbouring retained security hut
 3. 3no. Proposed flag poles
 4. Proposed boundary wall with matching facing brickwork finish
 5. Re-aligned access road
 6. Replacement boundary wall with matching facing brickwork finish
 7. Christmas tree location (seasonal)
 8. Proposed pedestrian (accessible) entrance
 9. Proposed higher retaining wall
 10. Matching facing brickwork and stainless steel balustrade above
 11. 9no. single bollard style Electrical Vehicle (Ei) charging points
 12. Managed site gates, closed after hours for security
 13. Landscape margin to building frontage to provide buffer to opening doors and projecting features
 14. Security fence and personnel / maintenance gates
 15. Amenity area
 16. Proposed levels in this area consistent with existing levels
 17. Existing boundary wall faced with matching brickwork
 18. Existing openings blocked up where shown
 19. New opening to proposed steps / lift
 20. Stainless steel balustrade above to match elsewhere
 21. Wire ways for future 9no. double EV charging spaces (wii)
 22. 4no. double bollard style Electrical Vehicle (Eii) charging points
 23. Existing raised plinth(s) reduced / removed with southern part retained
 24. Relocate existing container to suit re-faced wall
 25. Existing enclosure re-faced with matching brickwork
 26. Replacement steps and platform lift to mitigate level changes
 27. Platform lift suitable for personnel and light goods use
 28. Proposed lower retaining / planter wall(s)
 29. Facing brickwork to match elsewhere
 30. Re-aligned demarcated pedestrian route with stainless steel bollard protection



G2	Updated Planning Issue	29-09-25	SS	SS
G1	Planning Issue	21-07-25	EO	SS
Rev	Comments	Date	Dr	Ch

Proposed Site Plan

WKDRY- BSL - ZZ - XX - DR - A - 1006 - G2

Workdry HQ Office Redevelopment 25046

Bournemouth Road, Chandlers Ford 1:200 @ A1

Workdry International PLANNING

Suite E, Ferry House
Canute Road
Southampton
Hampshire
SO14 3FJ

023 8063 1432

boyleandsummers.co.uk

Boyle & Summers

Appendix C

Existing Topographic Survey

GENERAL NOTES: --
ALL LEVELS ARE IN METERS DERIVED FROM GPS TRANSFORMATION.
AND COMMISSIONED AND LIVED IN THE STATE OF TEXAS AND DERIVED FROM
THE DRAINAGE HAS BEEN PROTECTED WITH A LEAD SCALE ACTUALLY OF 1200
SERVICES ARE NOTED WHERE AVAILABLE. INTERESTED PARTIES SHOULD CONTACT THE
THREE STATES SHOULD BE CONSIDERED BY THE STATE'S CRITICAL.
OCCUPANCY DATES ARE INDICATED (LAST KNOWN SURVEY METERS) AND ARE SUBJECT TO SEASONAL,
AND SHOULD BE PROVIDED AS APPROPRIATE.
THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE QUESTION OF DETAILS OBSERVED DURING SITE SURVEY
THIS PROFESSIONAL STANDARD AND EDITION MAY 11/9 APPLIES TO THE SURVEY.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

[illegible]

STATION COORDINATES		ELEVATIONS		NORTHINGS		EASTS	
ST01	443259.8, 433	1202.6	82.4	30, 219	30, 219		
ST02	443260.1, 31	1203.6	82.4	30, 219	30, 219		
ST03	443261.1, 31	1203.6	81.1	30, 219	30, 219		
ST04	443263.7, 67	1203.7	82.0	30, 220	30, 220		
ST05	443267.2, 85	1203.8	84.1	30, 220	30, 220		
ST06	443268.1, 10	1204.1	79.4	30, 220	30, 220		
ST07	44331.1, 268	1203.7	80.4	30, 219	30, 219		
ST08	443265.9, 12	1203.3	84.4	30, 218	30, 218		

UTILITY SURVEY KEY :-

	HATCHED AREA
	BOREHOLE
	CPT
	TOTAL PIT
	HAND PIT
	WINDOW SAMPLE
	FOWL SEWER DUCTS
	FOWL SEWER MANHOLES
	CABLE TELEVISION
	TELEPHONE CABLE
	UNDRAINED SERVICE
	OTHER
	COVER
	TRAFFIC LIGHT
	VENT
	FULL PIPE
	PIPE UNDER REPAIR
	TRENCH FOR ROAD RECORDS

DISCLAIMER :-

[illegible]

UTILITY NOTES

GAS HAS BEEN TRACED IN PARTS. SMALL AMOUNT HAS BEEN TAKEN FROM RECORD.
UNABLE TO LOCATE WATER TO BUILDING.

CATY DOWN SCHOOL LAMIE HAS BEEN TAKEN FROM RECORD NO EVIDENCE OF THIS ON SITE UNABLE TO LOCATE GAS TO BUILDING.



Tel: 01926 810811
 Email: mail@luciongroup.com
 Website: www.luciongroup.com

Client DAVE CAGE.

Project WORKDRY, SCHOOL LANE, CHANDLERS FORD, EASTLEIGH, SO53 4DG.

Title TOPOGRAPHICAL & UTILITY SURVEY.

Date	Revisions
JULY 2025.	

Scale 1:2000A1

Dwg No 132612/1

666

2000

[illegible]

UTILITY / CCTV DRAINAGE SURVEYS & REMEDIAL DRAINAGE REPAIRS

CONSULTATION

Accredited Contractor
CHAS.CO.UK

Gold Member

Q&A SUPPORT

Free Support Line
0800 679 000

Visit us online
www.chas.co.uk

Appendix D

British Geological Survey Records



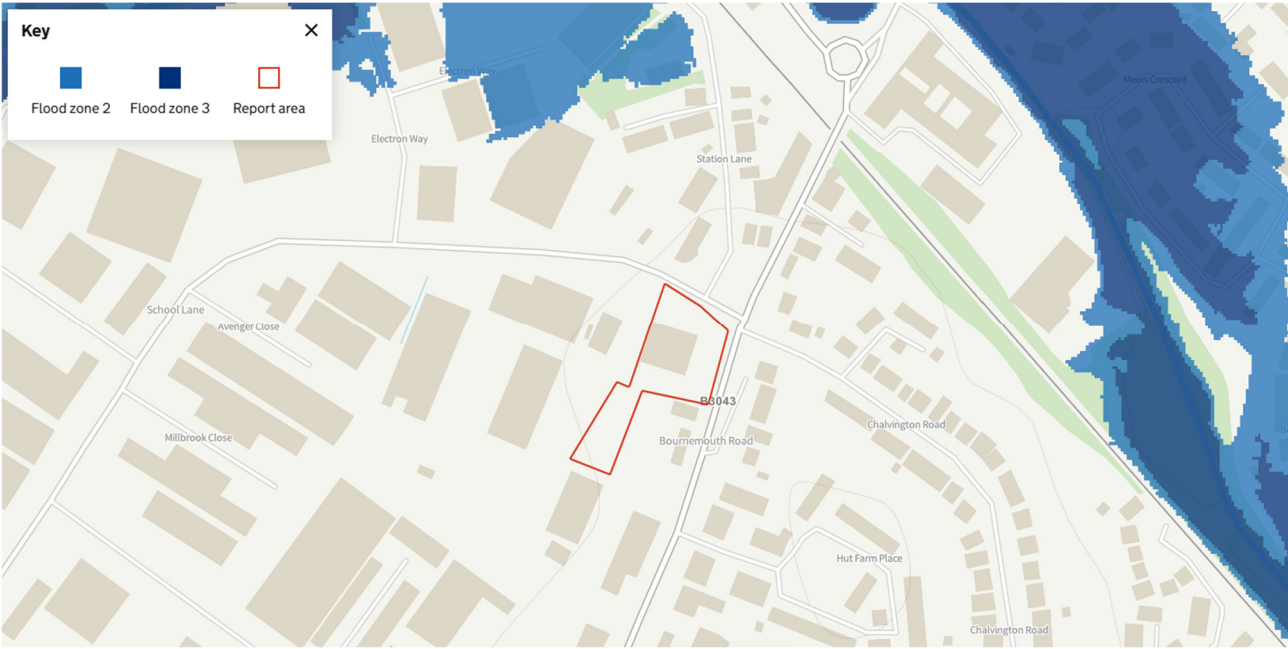
 Wittering Formation

Extract of British Geological Survey

Appendix E

Flood Map Extracts

Flood Zone



Flood map for planning

River and Sea Flooding



Flood map for planning

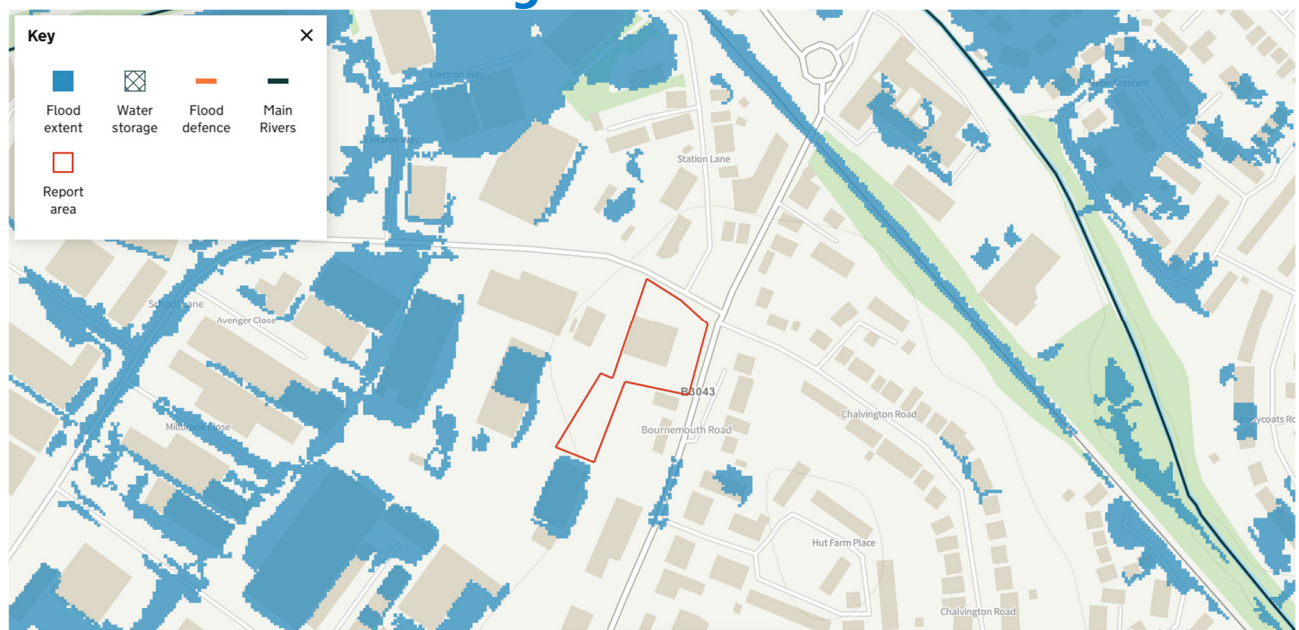
Flood risk from rivers or the sea

Low Probability (Flood Zone 1) means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

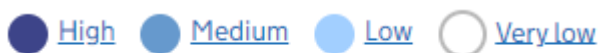
Medium Probability (Flood Zone 2) means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

High Probability (Flood Zone 3) means that each year this area has a chance of flooding of greater than 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Surface Water Flooding



Extent of flooding from surface water



Flood Map – Surface Water

Flood risk from surface water

Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Appendix F

SFRA Information

Appendix G

Local Drainage Planning Policy applicable to the development

National Guidance

- 2.1** The National Planning Policy Framework (NPPF), originally published in 2012 (last updated December 2024) sets out the Government’s planning policies for England and how these are expected to be applied by Local Planning Authorities and decision-makers, both in drawing up plans and making decisions about planning applications. Section 14 of the NPPF sets out how the challenges of climate change, flooding and coastal change will be approached through planning and development.
- 2.2** The interpretation of the NPPF is supported by the Planning Practice Guidance (PPG), last updated August 2022. This is a web-based resource which sets out how the government’s planning policies are expected to be applied in England. The flood risk and coastal change section of the PPG advises how to take account of and address the risks associated with flooding and coastal change in the planning process.
- 2.3** Traditionally surface water runoff from developments has been conveyed by pipe systems to the nearest watercourse or sewer. This tends to increase the rate and volume of the run off often leading to flooding downstream of the new development. Latest policy promotes the use of sustainable urban drainage systems (SuDS) whereby the control of run off is to be as close to source as possible. This can be achieved by utilising techniques which mimic the natural drainage processes, the use of direct infiltration for example. The Lead Local Flood Authority will, in general, seek to restrict the allowable discharge from a new development to that previously expected from the undeveloped land.
- 2.4** In terms of what sort of sustainable drainage may be appropriate to consider, the PPG states this will depend on the proposed development and its location, as well as any planning policies and guidance that apply locally. Where possible, preference should be given to multi-functional SuDS, and to solutions that allow surface water to be discharged according to the following hierarchy of drainage options:
 - A soakaway or other infiltration system
 - A watercourse
 - A sewer or drain

The hierarchy is consistent with Building Regulations Part H3.

- 2.5** The Requirements of a Flood Risk Assessment:

- 2.5.1** A Flood Risk Assessment is required in order to ascertain whether a development will exacerbate the risk of flooding elsewhere in the catchment or is at risk of flooding itself.

2.5.2 A site specific FRA is required for developments: -

- in flood zone 2 or 3 including minor development and change of use
- more than 1 hectare (ha) in flood zone 1
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Local Policies

2.5 The Borough of Eastleigh Local Plan outlines the different requirements of new developments. The requirements of the local plan relating to flood risk (Policy S6) states:

- 2.5.1
1. The Borough Council will expect development proposals in areas at risk of flooding to demonstrate that they are necessary and can be made safe without increasing the risk of flooding elsewhere in the Borough in accordance with policies in the NPPF. For development proposals on sites not allocated in the Local Plan, it must be clearly demonstrated that the sequential approach for site selection has been followed, and the Sequential Test has been met. Where it is necessary to apply the Exception Test, all the associated criteria in the NPPF (or national policy equivalent) must be met to the satisfaction of the Council.
 2. Within areas of coastal change, proposals will only be permitted if in accordance with the latest Government guidance
 3. A site specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. The FRA must also clearly demonstrate that any residual risks can be safely managed. The development proposal must demonstrate safe access and egress to and from the site. In exceptional circumstances should this not be possible to achieve then clear and detailed justification as to why this is the case will be required. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development. In these circumstances a robust flood warning and evacuation plan would need to be submitted with the development proposal.
 4. All new development must ensure there will be no net increase in surface water run-off.
 5. Where appropriate, new development should incorporate Sustainable Drainage Systems (SuDS) in accordance with policy LP39. Where SuDS are included in the scheme, arrangements must be put in place for their ownership and whole life maintenance and management.
 6. Buildings and sewerage infrastructure should be designed to incorporate flood resilience and flood resistance measures.

7. Developer contributions may be required for the redesign and/or replacement of existing flood defences and the provision of new flood risk management measures as appropriate. Where required, land will be safeguarded from development in order to provide for current or future flood risk management.

8. Planning permission will be granted for flood risk management measures provided the scheme does not individually or cumulatively have a detrimental impact on internationally important habitats and that any necessary avoidance and mitigation measures have been secured.