

BS 8533:2011



BSI Standards Publication

Assessing and managing flood risk in development – Code of practice

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Summary of pages

This document comprises a front cover, an inside front cover, pages i to ii, pages 1 to 28, an inside back cover and a back cover.

Foreword

Publishing information

This British Standard is published by BSI and came into effect on 31 October 2011. It was prepared by Technical Committee CB/501, *Flood risk and watercourses*. A list of organizations represented on this committee can be obtained on request to its secretary.

Relationship with other publications

This British Standard is complementary to BS EN 752 which covers drain and sewer systems outside buildings.

Information about this document

This British Standard has been developed in order to bring together flood risk management guidance issued by the government and devolved administrations within the UK and to provide the user with recommendations that can help them to amass information for a planning application. Where applicable, this standard makes reference to the appropriate planning policies and guidance as correct at the time of publication. It is, however, the responsibility of the user to adhere to current policies and guidance.

This standard is intended to complement the following national planning policies and guidance for development and flood risk management in the UK.

- Planning Policy Statement (PPS) 25 – Development and flood risk (England) [1] supported by the *PPS 25 Development and flood risk practice guide* [2]
- Planning Policy Statement (PPS) 15 – Planning and flood risk (Northern Ireland) [3]
- Scottish Planning Policy (SPP) (Scotland) [4]
- Technical Advice Note (TAN) 15: Development and flood risk (Wales) [N1].

Use of this document

As a code of practice, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

Presentational conventions

The provisions in this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is “should”.

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

Attention is drawn to the following statutory regulations.

- The Reservoirs Act 1975 [5]
- The Flood and Water Management Act 2010 [6]
- The Flood Risk Management (Scotland) Act 2009 [7]
- The Reservoirs (Scotland) Act 2011 [8]
- The Water Environment (Controlled Activities) (Scotland) Regulations 2011 [9].

Introduction

This British Standard has been created to help the user to analyse flood risk and to guide the selection of appropriate risk management solutions. The stage at which this guide is intended for use is after initial planning considerations pertaining to the development of the site have been applied, including the Sequential Test within England and the Justification Test within Wales, and after the need to carry out a flood risk assessment (referred to as a flood consequence assessment within Wales) has been established.

NOTE For further information regarding the Sequential Test (England) and the Justification Test (Wales), see PPS 25 [1] and TAN 15 [N1] respectively.

To enable effective navigation through this standard and allow for regional differences, route maps for users in England, Northern Ireland, Wales and Scotland are provided in figures 1 to 4.

Figure 1 Guide to the application of BS 8533 in England

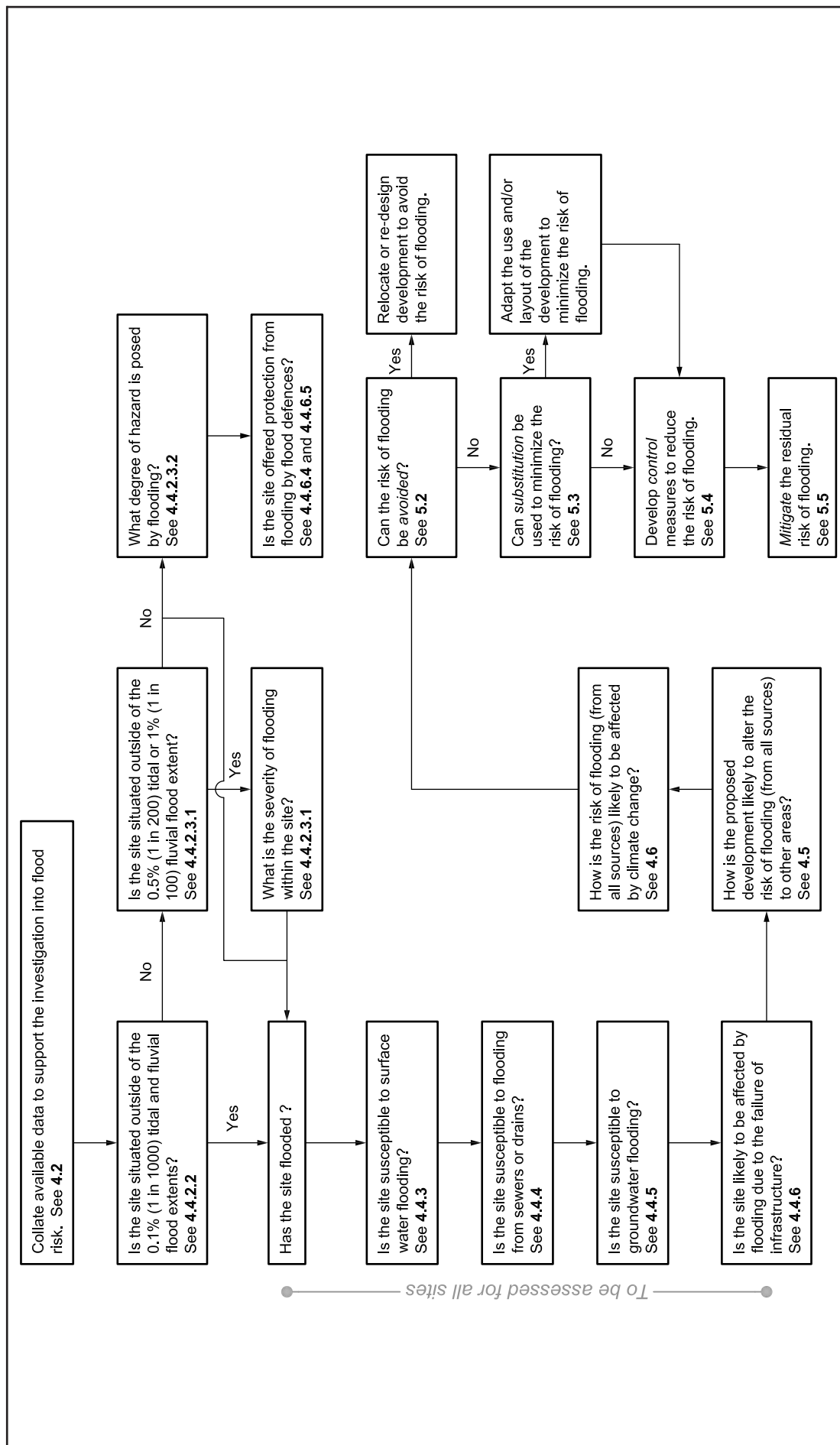


Figure 2 Guide to the application of BS 8533 in Northern Ireland

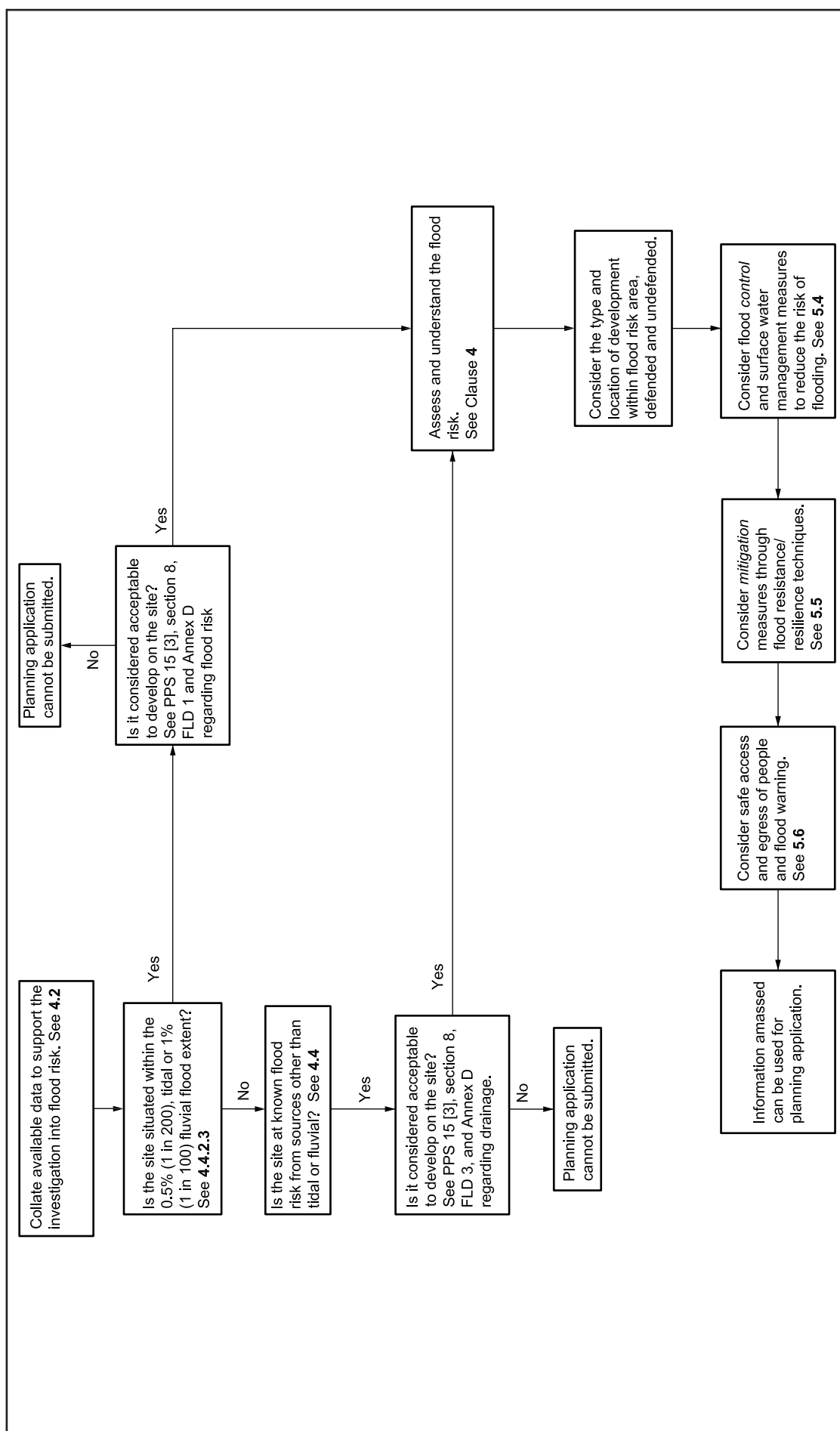


Figure 3 Guide to the application of BS 8533 in Wales

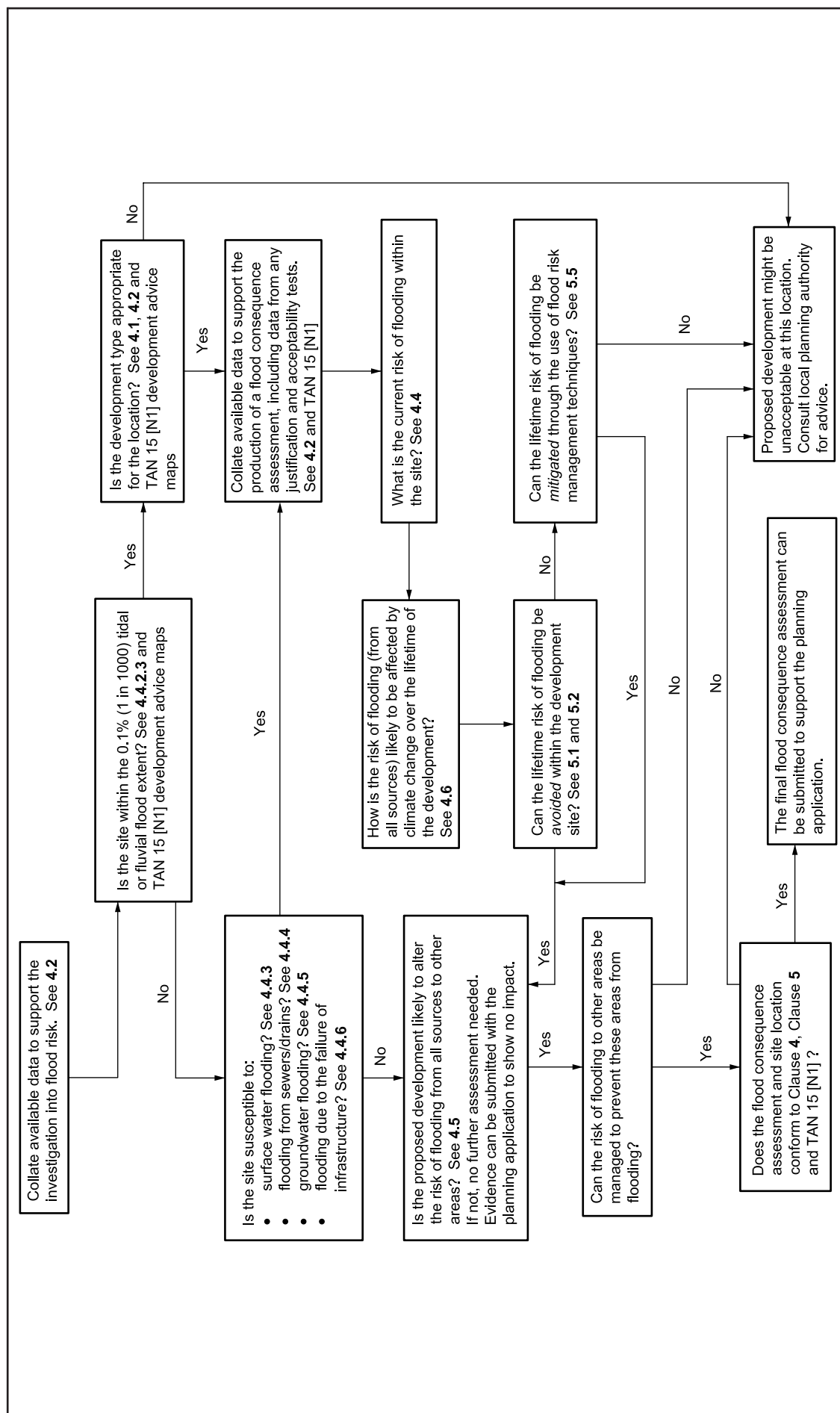


Figure 4 Guide to the application of BS 8533 in Scotland

