

Flood Risk and Drainage NPPF Statement	
Reference	SHF.710.011.HY.R.004.A
Project	Land at Patshull Road, Albrighton - Appeal 6007402
For	Boningale Developments Ltd
Status	Issued
Date	21 August 2026
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1 Introduction

- 1.1.1 The purpose of this statement is to outline how the flood risk and drainage evidence before this inquiry complies with the updated National Planning Policy Framework (NPPF) as updated on 17th August 2026 (NPPF 2026). All previous assessments were based on the previous iteration of NPPF, published December 2024 (NPPF 2024).

2 National Decision Making Policy Amendments

- 2.1.1 The elements of the National Decision Making Policies (NDMPs) of the newly written chapter 18 (Managing Flood Risk and Coastal Change) that have been altered include:

When is a Flood Risk Assessment Required

- 2.1.2 The requirements for when a Flood Risk Assessment is required formerly sat as a footnote (Chapter 14, para 181, footnote 63) in NPPF 2024, which now forms policy F4 of the NPPF 2026.
- 2.1.3 The requirements and wording are much the same and there is no further requirement for additional assessment for this appeal.
- 2.1.4 The policy does differ in that one judges the flood zone of the development site based on the Flood Map for Planning or an up-to-date Strategic Flood Risk Assessment (SFRA). The Shropshire SFRA mapping is dated 2018. Enzygo has preferentially assessed the site using the fluvial risk extents from the Flood Map for Planning as this was updated more recently. Surface water flood risk is derived from site specific modelling, detailed in CD 8.6. This assessment supersedes the surface water source data in the Flood Map for Planning as it is site-specific.

The Sequential Test

- 2.1.5 NPPF 2024 paras 174 to 177 is replaced by NPPF 2026 Section F5(2). The policy is still to apply the sequential test to sites known to be at risk now or in the future from any form of flooding. Similar exemption reasons apply, which are not a consideration of this appeal.
- 2.1.6 The main difference is specificity in relation to surface water flood risk (F7, 2, b. ii.):
- “Where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7”*
- 2.1.7 The Flood Risk Assessment (CD 8.1) and Direct Rainfall Modelling Report (CD 8.6) assessing the appeal site, already demonstrate the development and occupiers will be safe from surface water flooding and provide downstream betterment as a result of the proposed mitigation.

Ensuring development is safe from flooding

- 2.1.8 NPPF 2024 para 181 is replaced by NPPF 2026 Section F7. The main change in this area of policy is on the requirements for the incorporation of sustainable drainage systems (SuDS) which is now transferred to a standalone section of NPPF 2026 (F8) along with the content from para 182 of NPPF 2024. All aspects of Section F7 are already addressed by the FRA (CD 8.1).

Sustainable drainage systems and watercourses

- 2.1.9 A standalone section on SuDS has been established in NPPF 2026 (F8) as outlined above. Requirements on incorporation of SuDS while considering LLFA advice and the need for having maintenance arrangements.
- 2.1.10 Where NPPF 2026 differs now is in the reference to the recently published National Standards for Sustainable Drainage Systems (July 2025) which in detail provides seven standards for drainage that need to be satisfied.
- 2.1.11 As detailed in my proof of evidence (CD 1.19, para 4.5), the National Standards for Sustainable Drainage Systems has been addressed by the current evidence for the application.
- 2.1.12 Lastly, the major addition to NPPF 2026 is in relation to the culverting of watercourses. Watercourses should not be enclosed (in culvert), and it is, where possible, a requirement to ‘daylight’ culverted watercourses and ‘renaturalise’ existing river channels as part of planning proposals, unless such changes result in environmental or heritage harm.
- 2.1.13 As detailed in the FRA (CD 8.1), An interception ditch will be installed along the eastern boundary of the western development parcel (i.e. land west of Patshull Road), with culvert sections along this watercourse made into open ditch to aid in managing surface water risk on the Site. The proposals for the appeal therefore comply fully with Section F8 of the NPPF 2026.

Development in coastal change management areas

- 2.1.14 While changes have occurred in relation to coastal change, these do not affect the appeal site as it is not located in a coastal location.

3 Conclusion

- 3.1.1 The updates in place in NPPF 2026 covering flood risk and drainage matters are covered by the submitted planning evidence and my proof of evidence.



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