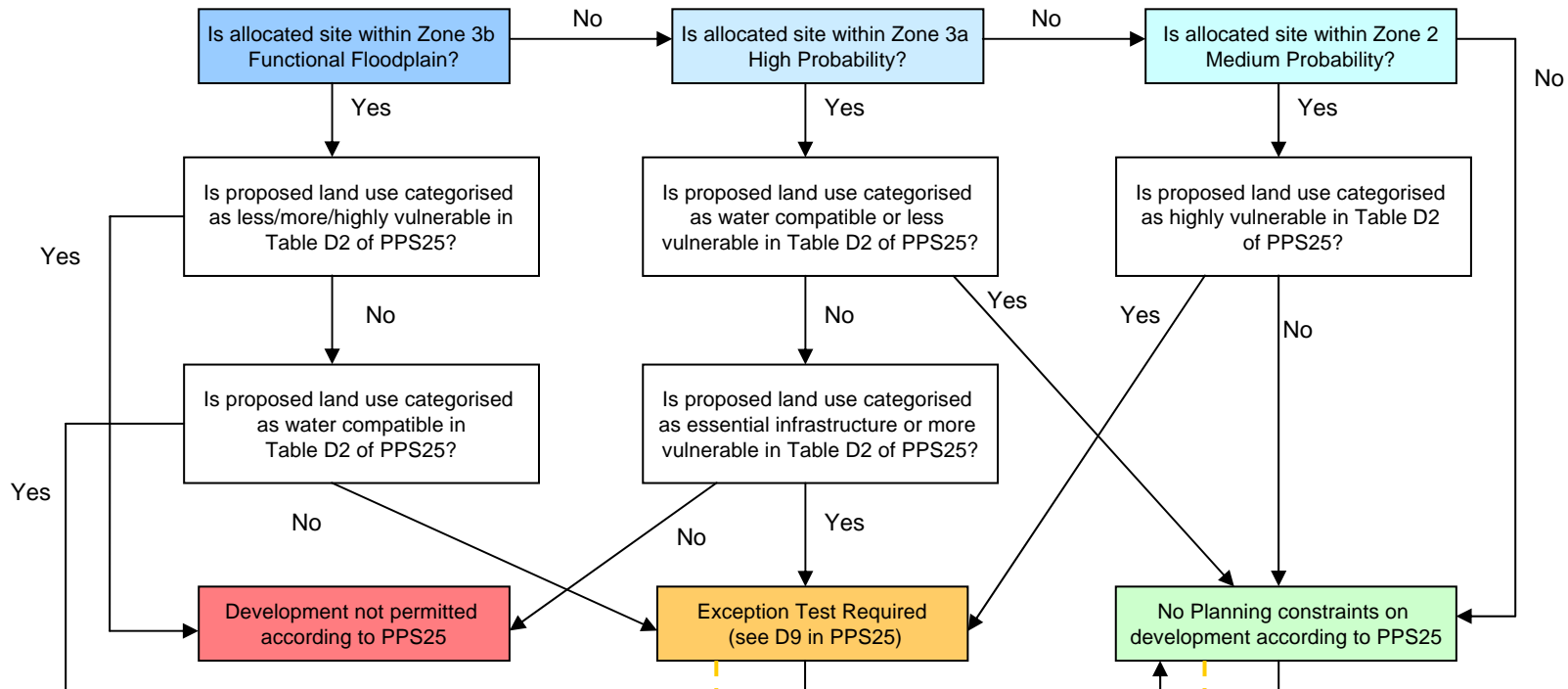


Planners from Oxford City Council should carry out the Sequential Test (refer Section 4.0 of the SFRA) before considering the development of an allocated site



A site-specific FRA should be submitted for all developments in Flood Zone 3b, 3a, 2 and developments >1Ha in Zone 1

Need to demonstrate wider sustainability benefits to the community that outweigh flood risk

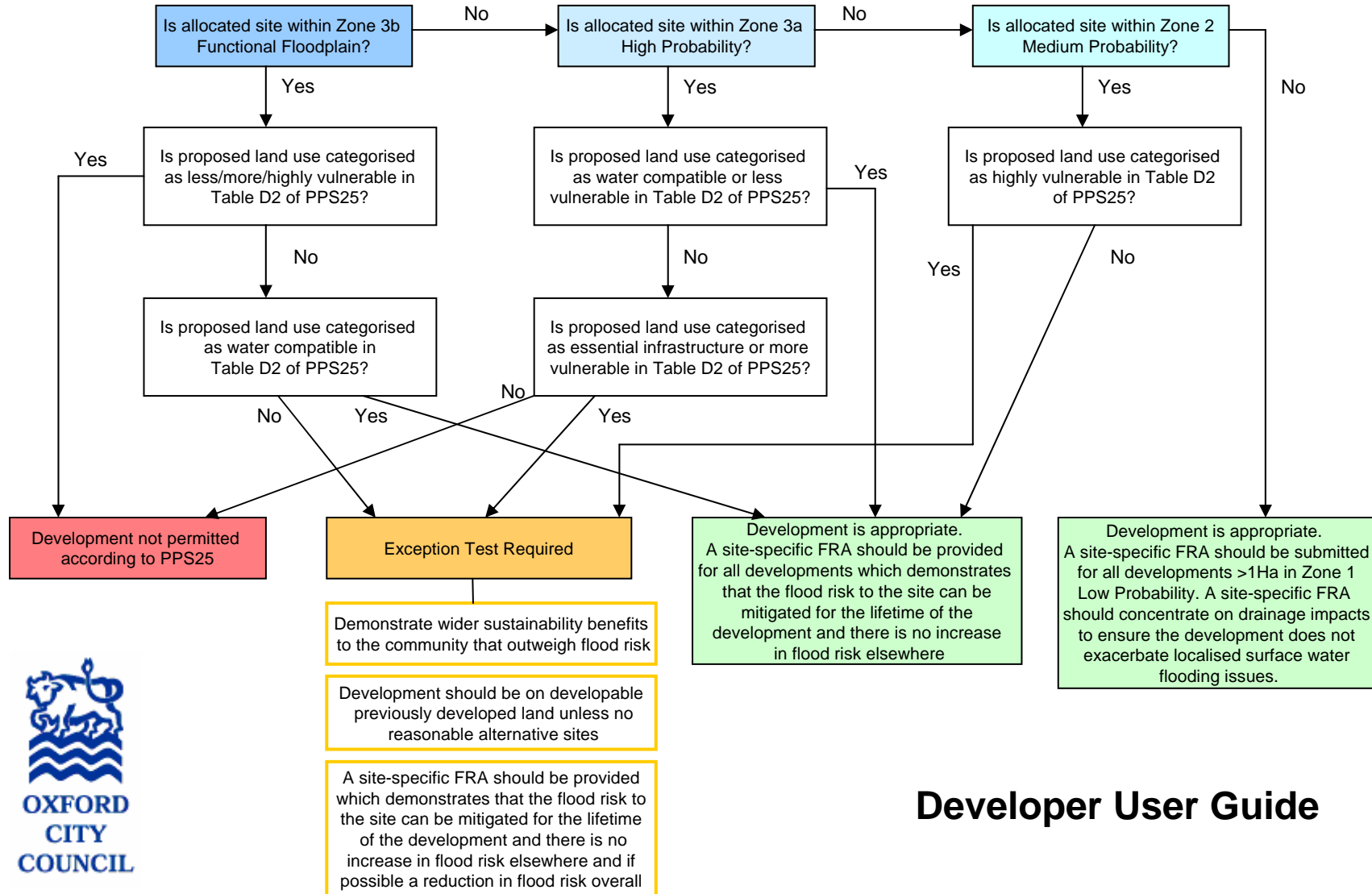
Development should be on developable previously developed land unless no reasonable alternative sites

Planning conditions should be applied to ensure development will be safe without increasing flood risk elsewhere and where possible will reduce flood risk overall

Planning conditions should be applied, appropriate to Flood Zone and land use type, to promote a reduction in overall flood risk and use of sustainable drainage



Unless development is proposed on an allocated site that has been included in The SFRA then the Developer should carry out the Sequential Test (refer Section 4.0 of the SFRA) before considering the development of an allocated site



Developer User Guide