

HOUSEHOLDER & MINOR EXTENSIONS – FLOOD RISK

The National Planning Policy Framework and its Technical Guidance require that the Local Planning Authority only considers development in flood risk areas when informed by a site-specific Flood Risk Assessment or follow the Flood Risk Standing Advice and demonstrates how those risks will be managed.

Flood Risk – Developer / Applicant Advisory

It is the Developers responsibility to ensure that flood risk is properly managed to ensure the sustainability of the development, the safety of its occupiers and that flood risk is not increased elsewhere.

The Government flood map for planning can be found at the following link:
<https://flood-map-for-planning.service.gov.uk/>

Please be aware that minor development in relation to flood risk has a different definition to that in relation to planning. Further information can be found at the above link.

Fluvial & Tidal Flood Zones 2 & 3

Find out when you need to do a flood risk assessment at the following link:
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Further advice for householder and other minor extensions where Standing Advice applies can be found at the following link;
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/311514/LIT_9955.pdf

You will need to respond to the questions included at the above link to support your planning application and to ensure that fluvial flood risk has been adequately assessed.

Guidance document “Improving the Flood Performance of New Buildings – Flood Resilient Construction” can be found at the following link:
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

British Standard, BS 85500 Flood resistant and resilient construction—Guide to improving the flood performance of buildings which was published in 2015 can be found at following link: <http://shop.bsigroup.com/forms/PASs/BS-855002015-core-document/>

If your property lies in a flood risk area you should consider developing an emergency flood plan if you have not already done so. Further information on how to develop a flood plan, preparing for a flood and getting help during and after a flood can be found at the following link:
<https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>

Water Management – Advisory Note 2

To check whether the Flood Warning service is available at your address follow the link below:

<https://www.gov.uk/sign-up-for-flood-warnings>

Surface Water Flood Risk

To find out if you are at risk of flooding from surface water search the “detailed view” at the following link:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

If your development site is identified as having a high to medium risk of flooding from surface water or it lies on a surface water flood flow path, you may be required to provide a Flood Risk Assessment. The Flood Risk Assessment should consider the implications of flooding from surface water and/or groundwater and identify how those risks can be avoided, reduced, managed and / or mitigated to ensure the development and its users remain safe and that flood risk is not increased elsewhere.

Information on Flood Risk Assessments can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Guidance document “Improving the Flood Performance of New Buildings – Flood Resilient Construction” can be found at the following link:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>.

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