

FLOOD RISK ASSESSMENTS FOR PLANNING APPLICATIONS:

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Householder & Minor Extensions - Standing Advice

You need to follow the Environment Agency's standing advice if you're carrying out a flood risk assessment for a development classed as:

- a minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3 (this applies to any part of the site being in flood zones 2 or 3)

You need to provide a plan showing the finished floor levels and the estimated flood levels.

Make sure that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If your floor levels aren't going to be 300mm above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures.

State in your assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

Your plans need to show how you've made efforts to ensure the development won't be flooded by surface water runoff, eg. by diverting surface water away from the property or by using flood gates.

If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development. Make sure your flood resistance and resilience plans are in line with the guidance on improving the flood performance of new buildings.

Submit your completed flood risk information with your planning application to your local planning authority.

They'll review your flood risk information and tell you if it's satisfactory. Planning applications that do not have satisfactory flood risk information may be refused.

To contact the Environment Agency:

Environment Agency, PO Box 544, Rotherham, Yorkshire, S60 1BY

Email - enquiries@environment-agency.gov.uk

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