

Site-specific flood risk assessment: Checklist

1 - Development site and location

You can use this section to describe the site you are proposing to develop. It would be helpful to include, or make reference to, a location map which clearly indicates the development site.

- a. Where is the development site located? (eg postal address or national grid reference)

5 Tichborne Grove, Havant, PO9 4QG

- b. What is the current use of the site? (eg undeveloped land, housing, shops, offices)

Family Home

- c. Which Flood Zone (for river or sea flooding) is the site within? (ie Flood Zone 1, Flood Zone 2, Flood Zone 3). As a first step, you should check the [Flood Map for Planning](#) (Rivers and Sea). It is also a good idea to check the Strategic Flood Risk Assessment for the area available from the local planning authority.

Flood Zone 3

2 - Development proposals

You can use this section to provide a general summary of the development proposals. It would be helpful to include, or make reference to, an existing block plan and a proposed block plan, where appropriate.

- a. What are the development proposal(s) for this site? Will this involve a change of use of the site and, if so, what will that change be?

Single Storey Extension (See photo)

- b. In terms of vulnerability to flooding, what is the vulnerability classification of the proposed development? See [Table 2](#) of this guidance for an explanation of the vulnerability classifications.

Less Vulnerable

- c. What is the expected or estimated lifetime of the proposed development likely to be? (eg less than 20 years, 20-50 years, 50-100 years?). See [paragraph 026](#) of this guidance for further advice on how to assess the lifetime of developments for flood

risk and coastal change purposes. (It may also be advisable to seek advice from the local planning authority).

100 Years

3 - Sequential test

For developments in flood zones 2 or 3 only. (If the development site is wholly within flood zone 1, you can skip this section and go to section 4).

- a. What other locations with a lower risk of flooding have you considered for the proposed development?

None. Applying for a single storey extension to our family home to make the ground floor bigger. The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use.

- b. If you have not considered any other locations, what are the reasons for this

As above - the extension is for our family home.

- c. Explain why you consider the development cannot reasonably be located within an area with the lowest probability of flooding (flood zone 1); and, if your chosen site is within flood zone 3, explain why you consider the development cannot reasonably be located in flood zone 2. See [Table 1](#) for definitions of the flood zones.

Again, as above - the extension is for our family home.

- d. As well as flood risk from rivers or the sea, have you taken account of the risk from any other sources of flooding in selecting the location for the development?

The extension floor level will be the same level as the existing building level.

4 - Climate Change

How is flood risk at the site likely to be affected by climate change? (The local planning authority's Strategic Flood Risk Assessment should have taken this into account). Further advice on how to take account of the [impacts of climate change in flood risk assessments](#) is available from the Environment Agency.

Table 1: peak river flow allowances by river basin district (use 1961 to 1990 baseline)

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
South east	Upper end	25%	50%	105%
	Higher central	15%	30%	45%
	Central	10%	20%	35%

Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map)
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5 - Site specific flood risk

- What is/ are the main source(s) of flood risk to the site? (eg tidal/sea, fluvial or rivers, surface water, groundwater, other?). You should consider the flood mapping available from the [Environment Agency](#), the Strategic Flood Risk Assessment for the area, historic flooding records and any other relevant and available information.

See attached Product 4

- What is the probability of the site flooding, taking account of the maps of flood risk available from the [Environment Agency](#), the local planning authority's Strategic Flood Risk Assessment and any further flood risk information?

See attached Product 4

- Are you aware of any other sources of flooding that may affect the site?

No

- d. What is the expected depth and level for the design flood? See [paragraph 055](#) of this guidance for information on what is meant by a “design flood”. If possible, flood levels should be presented in metres above Ordnance Datum (ie, the height above average sea level).

fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year)

- e. Are properties expected to flood internally in the design flood and to what depth? Internal flood depths should be provided in metres.

No.

- f. How will the development be made safe from flooding and the impacts of [climate change](#), for its lifetime? Further information can be found in paragraphs [054](#) and [059](#) (including on the use of flood resilience and resistance measures) of this guidance.

Designing buildings to avoid flooding by, for example, raising floor levels;

- g. How will you ensure that the development and any measures to protect the site from flooding will not cause any increase in flood risk off-site and elsewhere? Have you taken into account the impacts of [climate change](#), over the expected lifetime of the development? (eg providing compensatory flood storage which has been agreed with the Environment Agency).

The extension will be built to the same existing floor level. This is the same floor level as all the houses in the row of homes where I live.

- h. Are there any opportunities offered by the development to reduce the causes and impacts of flooding? See paragraph [050](#) of this guidance for further advice.

This can be achieved through the layout and form of development, including [green infrastructure](#) and the [appropriate application of sustainable drainage systems](#), through safeguarding land for flood risk management, or where appropriate, through designing off-site works required to protect and support development in ways that benefit the area more generally.

6. Surface water management *

- a. What are the existing surface water drainage arrangements for the site?

There will be drains in place to remove surface water.

- b. If known, what (approximately) are the existing rates and volumes of surface water run-off generated by the site?

Unknown

- c. What are the proposals for managing and discharging surface water from the site, including any measures for restricting discharge rates? For major developments (eg of 10 or more homes or major commercial developments), and for all developments in [areas at risk of flooding](#), sustainable drainage systems should be used, unless demonstrated to be inappropriate – see paragraphs [079-086](#) of this guidance for further advice.

Drains to be in place (Drains are already at the site - these will be moved, not removed).

- d. How will you prevent run-off from the completed development causing an impact elsewhere?

As stated above, drains are already in place, these will be moved for the extension. So excising drains to be used for the new extension.

- e. Where applicable, what are the plans for the ongoing operation and/or maintenance of the surface water drainage systems?

As above.

7. Occupants and users of the development

a. Will the development proposals increase the overall number of occupants and/or people using the building or land, compared with the current use? If this is the case, by approximately how many will the number(s) increase?

No.

b. Will the proposals change the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? If this is the case, describe the extent of the change.

No.

- d. Where appropriate, are you able to demonstrate how the occupants and users that may be more vulnerable to the impact of flooding (eg residents who will sleep in the building; people with health or mobility issues etc) will be located primarily in the parts of the building and site that are at lowest risk of flooding? If not, are there any overriding reasons why this approach is not being followed?

N/A - extension to family home to make ground floor bigger.

8. Exception test

a. Would the proposed development provide wider sustainability benefits to the community? If so, could these benefits be considered to outweigh the flood risk to and from the proposed development? See [paragraph 037](#) of this guidance for further information.

N/A - The extension is to family home.

b. How can it be demonstrated that the proposed development will remain safe over its lifetime without increasing flood risk elsewhere? See [paragraph 038](#) of this guidance for further information.

- the design of any flood defence infrastructure;
- [access and egress](#);
- operation and maintenance;
- design of development to manage and reduce flood risk wherever possible;
- resident awareness;

c. Will it be possible to for the development to reduce flood risk overall (eg through the provision of improved drainage)? See [paragraph 050](#) for further advice.

[Drainage already in place will be updated, so it is all clean and all parts in full working order.](#)

9. Residual risk

You can use this section to describe any [residual risks](#) that remain after the flood risk management and mitigation measures are implemented, and to explain how these risks can be managed to keep the users of the development safe over its lifetime. See [paragraph 042](#) of this guidance for more information.

- a. What flood related risks will remain after the flood risk management and mitigation measures have been implemented?

[The stream will be moved, so this is the only risk.](#)

- b. How, and by whom, will these risks be managed over the lifetime of the development? (eg putting in place [flood warning and evacuation plans](#)).

[We will work well with the architect and builder to make sure all is put in place. These will also be shown to the building inspector throughout the build.](#)

10. Flood risk assessment credentials

You can use this section to provide details of the author and date of the flood risk assessment.

- a. Who has undertaken the flood risk assessment?

[Lisa Surry](#)

- b. When was the flood risk assessment completed?

[15th June 2020.](#)

