



Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

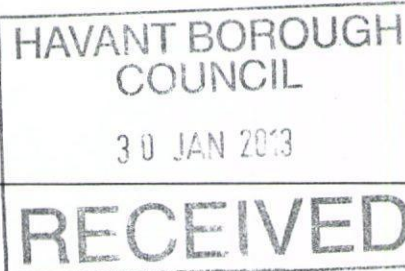
Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	Yes
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	



Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are fundamentally opposed to these developments.

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¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..



Less vulnerable development up to 1ha in size (excludes non-residential extension with a footprint of less than 250sq. metres or a domestic extension) in Flood Zone 2

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

Sequential Test requirements

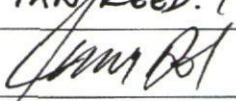
The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. This requirement is set out in PPS25 at paragraphs 16-17 and annex D. Note: the Sequential Test does not apply to Change of Use applications.

FRA requirements

Planning applications must be accompanied by a Flood Risk Assessment (FRA). To be acceptable the FRA must meet the requirements set out in table 1.0. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in PPS25 at paragraphs 10 - 13 and annex E.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission to the LPA. The standing advice help pages¹ provide guidance to help the applicant through this process. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

Site address & development description:	60 SEAVIEW ROAD, HAYLING ISLAND, HAMPSHIRE.	HAVANT BOROUGH COUNCIL 30 JAN 2013 RECEIVED
Print Name:	IAN REED. (AGENT)	
Signature:		
Date:	9/10/2012	

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¹The help pages are available to see on the Environment Agency website www.environment-agency.gov.uk on the flood risk standing advice pages.

Table 1.0

Less vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites for agriculture/forestry, waste treatment, minerals working and processing, water and sewage treatment)

Applicant is to provide confirmation that the requirements below have been met	Applicant to confirm the requirements have been met. Enter 'yes' or 'no' in the boxes below	LPA should satisfy themselves with regard to the comments below.
Flood risk to property Applicant is to indicate that the development will avoid flood damage during the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) over the lifetime of the development (default 75 years for commercial)		LPA's role: Look for assurance from the applicant that flood risk to the property will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Note: Where a SFRA has been adopted, this should provide an indication of flood level and extent. The application should acknowledge this in design of flood resistant (raised floor levels, defences and barriers to flooding) or resilient building
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: - Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority. - Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (PPS25 Practice Guide paragraphs 5.51 and 5.54) - Meets the requirements of Approved Document Part H of Building Regulations 2000.		LPA's role: Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Development Framework (LDF). Consultation with the local authority Building Control department is recommended. Paragraph 8 of PPS25 states that LPAs should in determining planning applications give priority to the use of SuDS. Note: Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the LDF. Building regulation requirements alone are not appropriate for areas with critical drainage problems.
Flood resilience and resistance Applicant is to indicate that flood resilience/ resistance and emergency escape measures/ procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).		LPA's role: Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the LDF. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended.
Other sources of flooding (not rivers or the sea) Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application. If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'.		LPA's role: Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.

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Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. **The Environment Agency does not usually comment on minor development in this category.**

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance without consulting the Environment Agency.

End of comment

