



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 Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.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:	Proposed change of use, from A1 (Shop) to three number flats (C3) Residential. to 171 Southwood Road, Sandy Point, Hayling Island, Hampshire. P011
Print Name:	Mr Laurence Ian Reed, for Mr. P. Patel.
Signature:	
Date:	20th JANUARY 2013.

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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).	Yes. Existing floor levels retained.	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.	Existing rainwater and surface water systems retained.	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).	Flood boards to be provided to all main entrance doors.	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'.	None.	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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