

## Flood Risk Assessment Tick Sheet

### Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3

Applications for planning permission within either Flood Zones 2 & 3 should be accompanied by a flood risk assessment. This guidance is for domestic applications and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres (minor development<sup>1</sup>). It does NOT apply if an additional dwelling is being created e.g. a self-contained annex. This Tick Sheet is consistent with the Environment Agency's Standing Advice. It is a pragmatic and proportionate response to low risk developments in order to reduce the burden on applicants, the LPA and consultees.

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 will need to consider appropriate flood resistance and resilience measures. If floor levels are proposed to be set lower than existing floor levels they should be 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.

Further information and guidance on flood resistance and resilience measures is available at [www.gov.uk](http://www.gov.uk) regarding flood risk assessment standing advice. <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

State in your Flood Risk 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<sup>2</sup>. If not, you'll need to get a land survey carried out by a qualified surveyor.

**Applicants/Agents: Please complete the table overleaf and include it with the planning application submission. The table, together with a plan showing the finished floor levels and estimated flood levels, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed.**

You may be able to get the estimated flood level from the Environment Agency. Please contact [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). If not, you'll need a flood risk specialist to calculate this for you.

You can use the Tick Sheet over page or provide your written flood risk assessment in another format but it must include the relevant plans, surveys and assessments.

Any proposed works or structures, in, under, over or within 8m of the top of the bank of a main river, or 16m of a tidal main river, may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly called a Flood Defence Consent. Some activities<sup>3</sup> are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Or by contacting: [floodriskpermit@environment-agency.gov.uk](mailto:floodriskpermit@environment-agency.gov.uk)

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<sup>1</sup> Minor development in relation to flood risk: <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/what-is-meant-by-minor-development-in-relation-to-flood-risk/>

<sup>2</sup> OS MAPS <https://www.ordnancesurvey.co.uk/>

<sup>3</sup> Flood risk activities: environmental permits <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits#check-if-what-you-are-doing-is-an-excluded-activity>

## Flood Risk Assessment

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Applicant to choose one or other of the flood mitigation measures below	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p><b>Either;</b>            Floor levels within the proposed development will be set no lower than existing levels AND, flood resilient and/or flood resistant measures have been incorporated in the proposed development where appropriate</p>	yes
<p><b>Or;</b>            Floor levels within the proposed development 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. Please remember to include a plan showing the finished floor levels and the estimated flood levels.</p>	

<b>Site Address</b>	14 Millwater Avenue, Thornhill Lees, Dewsbury WF12 9QN
<b>Proposal Description</b>	Side and rear extension to house.
<b>Estimated flood level (i.e. The 1 in 100 year flood level)</b>	2
<b>Details of flood resilience and resistance</b>	<p>All the rear garden is at a reduced level by 450mm to prevent water access to property.</p> <p>All electrical points such as switches and sockets within the building will be positioned at a high level and will be fed from the ceiling where possible to prevent any hazard from possible flooding.</p>

measures

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All existing service and new service entry points serving the property will be permanently sealed.

Non-return valves will be fitted to the drainage especially for the downstairs shower and WC as this is a point of entry for flood water.

The threshold of the rear folding sliding doors may be a possible floodwaterbreach position. A specialist flood barrier along these doors may be introduced to prevent floodwaters from entering the property.

The owner is in the process of registering with the Environment Agency Warnings Direct Service to receive early flood warning notification by email, phone and text.

From The .Gov flood risk web site for that address.

**Rivers and the sea**

[More about your rivers and sea f](#)

**Yearly chance of flooding**

Very low

Low

Medium

High

**Yearly chance of flooding between 2036 and 2069**

Very low

Low

Medium

High