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[1]). 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 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[2]. 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. 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[3] 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

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[1] 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/

[2] OS MAPS https://www.ordnancesurvey.co.uk/

[3] 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'
Either; 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	Yes.
Or; 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.	

Site Address	50 Brougham Road, Marsden, Huddersfield, HD7 6BJ
Proposal Description	Loft conversion including a dormer window.
Estimated flood level (i.e. The 1 in 100 year flood level)	The whole of the Colne Valley will be in trouble if this loft conversion is at risk of flooding.
Details of flood resilience and resistance measures	This application is for a loft conversion – the proposed room is within the loft of the existing property. If this area were to flood the loft conversion would provide a higher place of refuge for the residents.