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.	No

Site Address	3 Millwater Ave, Dewsbury WF12 9QN
Proposal Description	First floor extension to side, single storey extension to rear, porch to front, and conversion of integral garages to living accommodation.
Estimated flood level (i.e. The 1 in 100 year flood level)	Medium Risk - Between 1% and 3.3% chance each year.
Details of flood resilience and resistance measures	Flood warnings should be taken into account, and it is almost inconceivable that a significant flood event could occur without the occupants of the premises being made aware through a combination of the Environment Agency flood warning service and national and local television and radio bulletins. In the case of a potential major event such as a 0.5% event, direct action will be taken by local government and the emergency services in accordance with existing emergency response plans. The site is located in an EA defended flood zone and flood warning area.

	The main occupants are to be responsible for monitoring Environment Agency, Met Office and national flood warnings and evacuate in the event of a high-risk warning.
	
	The existing dwelling itself will not be changed structurally from the existing situation, however the proposed fit out can mitigate some effects, through flood resilience measures incorporated in the development as listed below:
	
	• Electrics are to be kept as high as practicable, cables shall be ducted (not chased into the walls) and should be easily isolated from the rest of the circuit- n eg sockets, fuse boxes etc yo be placed at least 600mm above internal floor level.
	• The floor level of the extension will be at the same floor level as the existing larger mill.
	• The extension shall incorporate the following flood resilience measures:
	  ○ Fixed and mobile electrical assets –
	  ○ Flood resistant material shall be used for the construction of the internal and external fabric up to a level of 600mm above internal floor level.
	  ○ Surface water will be discharged onto the existing mains drainage arrangement similar to existing.
	
	This proposal will not increase the risk of flooding or increase the level of risk to existing occupiers or the surrounding area in general. The development should be signed up to the EA's flood warning service.
	
	There is no material effect on the floodplain due to the proposed development. In addition, as surface water runoff is unchanged, there are no anticipated detrimental effects to upstream or downstream properties.