

Householder and Other Minor Extensions Flood Risk Assessments (FRA) Information and Form

Introduction

Flooding from rivers and coastal waters is a natural process that plays an important role in shaping the natural environment. Flooding can also threaten life and cause substantial damage to property. Although flooding cannot be entirely prevented, its impacts can be avoided and reduced through good planning and management.

All forms of flooding and their impact on the natural and built environment are material planning considerations.

The planning process looks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk of flooding. Please see the [Planning Practice Guidance Flood risk and coastal change](#). Where new development is necessary in high risk areas, it must be made safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Flooding should be considered as early as possible in preparing development proposals.

When do I need to provide a FRA?

If you are submitting a planning application for small scale proposals (householder development/domestic extensions, or non-domestic extensions of less than 250sqm footprint) on a site which is located within flood risk zone 2 or 3 you should complete the simple table in Box 1 to satisfy the requirement to provide a site specific flood risk assessment.

All other applications for development in areas identified as being at potential risk of flooding must be accompanied by a site specific flood risk assessment developed in accordance with the requirements of the Planning Practice Guidance, and taking into account the [Environment Agency Local Flood Risk Standing Advice for Sedgemoor](#).

If you do not provide this information or a site specific flood risk assessment your application will be **invalid**.

Before submitting a FRA you should refer to the Environment Agency's standing advice (see www.gov.uk/environment-agency).

Flood Zones can be checked using the [Environment Agency - Flood Map for Planning \(Rivers and Sea\)](#).

It is your responsibility to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed. Flood resistance and resilience measures should not be used to justify development in inappropriate locations where sequential and exceptions tests cannot be passed.

Useful reading

Department of Communities and Local Government (2012), National Planning Policy Framework. London, DCLG.

[Planning Practice Guidance](#)

Box 1: Householder and other minor extensions in Flood Risk Zones 2 and 3

You must make it clear on your plans where the required mitigation measures have been incorporated into your scheme.

Site address

Application No: 23/P/2077/FUH

Location: 53 Nutwell Road, Weston-super-Mare, BS22 6EW,

Mitigation measure options

You should indicate which option you are using by ticking the second column. You also need to submit the required supporting evidence.

Option to be used
(✓)

Option A - Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate as follows.

- Flood boards or similar to prevent flood water entering the building
- Raise electrical sockets at least 400mm above ground floor level
- Raise electrical appliances above ground floor level
- Flood resilient materials used
- Other - summarise below

Y
 Y
 Y
 Y
 Y

See [Improving the flood performance of new buildings - CLG \(2007\)](#) for more information

Option B - 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

Supporting evidence required (submitted with your application)

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 Datum²

Option C – The proposed development only comprises of one or more of the following:

- Loft conversion
- New boundary wall or fencing
- New hard standing

Name of person completing this assessment form

Name: Simon Helm - Agent

¹ This template was produced by Sedgemoor District Council based upon advice from the Environment Agency

² 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.