

Householder and Minor Extension Flood Risk Assessment Form



Householder and Minor Extensions – Flood Risk Assessment Form

This form should only be used for Planning Applications of the following development types:

- a) A household or non-domestic extension with a floor space of no more than 250sqm
- b) Alterations:
Works that do not increase the footprint of the original building or its occupancy rate
- c) Householder developments:
For example, proposed sheds, garages, games rooms, impermeable parking or driveways (exceeding 5sqm) and where the development is within the curtilage of an existing property. This definition excludes the creation of separate dwellings within an existing building, for example the subdivision of a house into separate flats.

A Flood Risk Assessment is required where the development site is within:

- a) Flood Zone 2
- b) Flood Zone 3a
- c) Flood Zone 3b
- d) A Critical Drainage Area
- e) Any combination of a, b, c or d (above)

Refer to the Lead Local Flood Authority Guidance Note – Householder and Minor Extensions Flood Risk, for help in completing this form.

Applicants should note that for complex developments, developments which could be at risk of flooding from multiple sources or where there is uncertainty about the nature and extent of flood risk, the Lead Local Flood Authority advises that a suitably qualified Flood Risk Consultant should be engaged to prepare a Flood Risk Assessment on the applicant's behalf.

Completing this Form

Please complete this form in BLOCK CAPITALS. Fill in all sections of the form and provide the details requested. Submit the completed form with all the supporting information along with your Planning Application submission.

Help in making a Planning Application can be found on Cornwall Councils webpage – Planning Applications, and by following this link

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/>

Householder and Minor Extension
Flood Risk Assessment Form



Section 1 - Applicants Details
Complete Box 1 - Applicants Details

Box 1 - Applicants Details	
Applicants Name	Harry Stone
Address	5/7 Head Street, Halstead, Essex, CO9 2AT
Postcode	
Telephone number	
e-mail address	

Section 2 - Site Details
Complete Box 2 - Site Details

Box 2 - Site Details	
Planning Reference (if known)	PA24/00256
Site Address	NatWest Penzance 31 Alverton Street Penzance Cornwall TR18 2QQ
Postcode	

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Section 3 - Description of the Development

Complete Box 3 - Written Description of the Development Proposals. Please ensure that the description matches the details on the Planning Application Form, and also provide:

- a) A Location Plan. This should be at a scale of 1:1250 and show the site and surrounding buildings and named roads. House numbers or house names, and nearby road names should be included on the plan.
- b) A separate plan which clearly identifies the development site boundary with a red line. This should include all land necessary to carry out the proposed development. On the same plan, a blue line should be drawn around any other land owned by the applicant which is adjoining the proposed site.
- c) If you wish to include separate drawings, sketches or photographs, please refer to these in the description.

This information can be the same as that submitted with the Planning Application Form.

Box 3 - Written Description of the Development Proposals

Please provide a written description of what is proposed

The proposal includes the installation of Heating, Ventilation and Air Conditioning (HVAC) plant including a single split Air Conditioning (AC) unit and a Variable Refrigerant Volume (VRV) unit at roof level. The VRV is to be installed within an acoustic enclosure to minimise acoustic impact.

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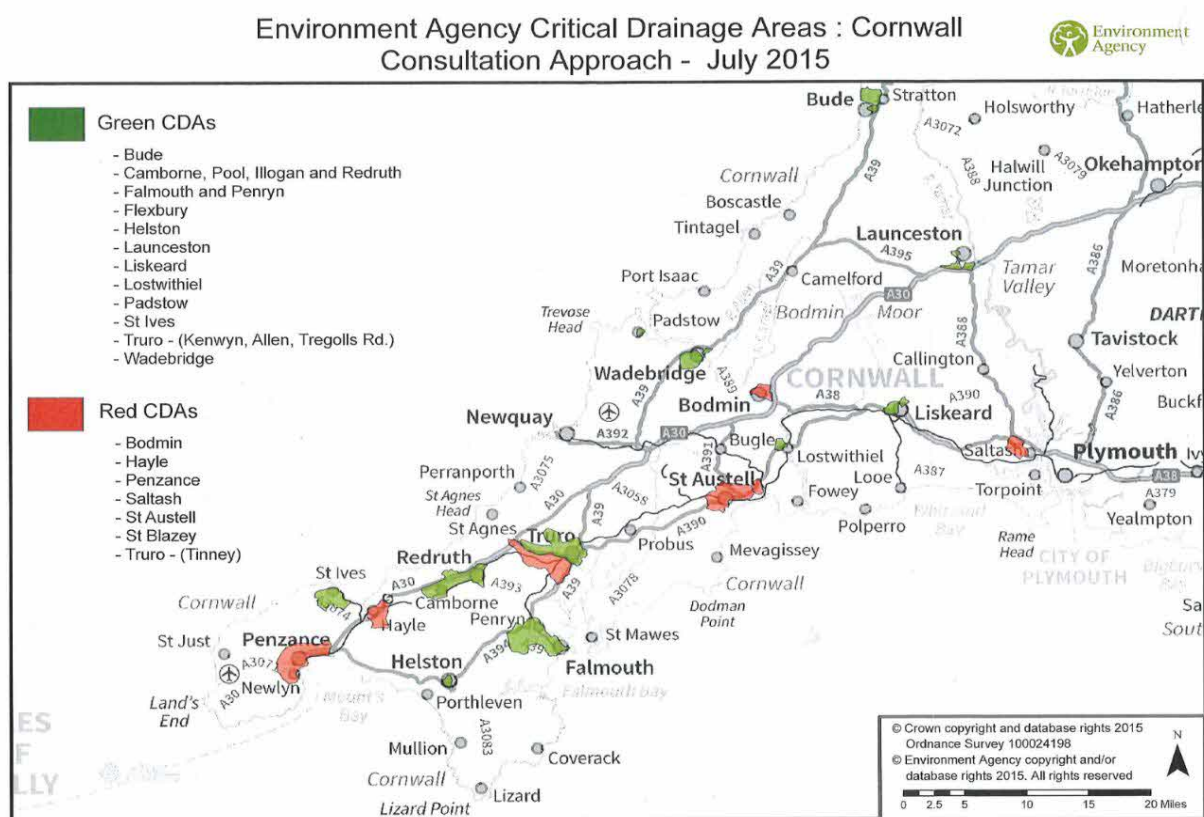


Section 4 – Flood Mapping

Provide PDF copies of the “Likelihood of flooding in the area” and “Likelihood of flooding in the area summary” from the GOV.UK website - Flood Map for Planning. This can be found by following this link: <https://flood-map-for-planning.service.gov.uk/>

Section 5 – Critical Drainage Areas

If the site could be within one of the areas highlighted red or green on the plan below, you must check to see if the site is in a Critical Drainage Area.



To find this information refer to the Lead Local Flood Authority Guidance Note – Householder and Minor Extensions Flood Risk, and Cornwall Councils Interactive Mapping by following the link below:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=162690&ycoord=64380&wsName=ccmap&layerName=>

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Tick
applicable

Is the site within a Critical drainage Area? YES NO

If YES, go to Box - 4 and confirm which Critical Drainage Area the site is within by ticking the relevant box. If NO go to Box 5 - Flood Risk Summary.

Box 4 – Critical Drainage Area Confirmation			
	Tick		Tick
Bude	<input type="checkbox"/>	Padstow	<input type="checkbox"/>
Bodmin	<input type="checkbox"/>	Penzance	<input type="checkbox"/>
Camborne, Pool, Illogan, Redruth,	<input type="checkbox"/>	Saltash	<input type="checkbox"/>
Falmouth and Penryn	<input type="checkbox"/>	St Austell	<input type="checkbox"/>
Flexbury	<input type="checkbox"/>	St Blazey	<input type="checkbox"/>
Hayle	<input type="checkbox"/>	St Ives	<input type="checkbox"/>
Helston	<input type="checkbox"/>	Truro – Kenwyn, Allen, Tregolls Rd	<input type="checkbox"/>
Launceston	<input type="checkbox"/>	Truro – River Tinney	<input type="checkbox"/>
Liskeard	<input type="checkbox"/>	Wadebridge	<input type="checkbox"/>
Lostwithiel	<input type="checkbox"/>		



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Section 6 – Flood Risk Summary

Based on the results of the mapping, tick all applicable boxes in Box 5 – Flood Risk Summary. A Flood Risk Assessment is not needed where the whole site is in Flood Zone 1, and it is not affected by flooding from any other source.

Box 5 - Flood Risk Summary	
The site is within Flood Zone 1. Land having a less than 1 in 1,000 annual probability of river or sea flooding	<input type="checkbox"/>
The site is within Flood Zone 2. Land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year	<input type="checkbox"/> Choose
The site is within Flood Zone 3a. Land assessed as having between a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year	<input type="checkbox"/> Choose
The site is within Flood Zone 3b. Functional floodplain - land where water flows or is stored in times of flood	<input type="checkbox"/> Choose
The site is located within a Critical Drainage Area an area which has critical drainage problems.	<input type="checkbox"/>
Other sources of flooding including surface water runoff, groundwater, waterbodies (e.g. ponds, lakes, reservoirs) sea, sewers, drains and culverted watercourses	<input type="checkbox"/> Choose

Box 5a - Increased Flood Risk to Others from the Development

Could the proposed development increase flood risk to others?
If YES, provide details of the potential flood risk, and how it is intended to mitigate this or provide betterment as part of the proposed development.

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Section 7 - Flood Risk Vulnerability Classification

The flood risk vulnerability classification considers different developments and uses against their vulnerability. The impact of a flood will vary with each planning definition and vulnerability classification.

Box 6 - Flood Risk Vulnerability Classification		
Planning Definition	Vulnerability Classification	
	Household	Non-Domestic (not habitable)
Household or non-domestic extension with a floor space of no more than 250m ²	More Vulnerable	Less Vulnerable
Alterations: For example, works that do not increase the footprint of the original building or its occupancy rate	More Vulnerable	Less Vulnerable
Householder development: sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself	More Vulnerable	Less Vulnerable

Based on the descriptions in Box 6 - Flood Risk Vulnerability Classification, tick which classification the development is in Box 6a – Site Flood Risk Vulnerability Classification.

Where the development has a mixture of uses, the higher flood risk vulnerability classification should be used.

Box 6a – Site Flood Risk Vulnerability Classification	Tick applicable
More Vulnerable	<input type="checkbox"/>
Less Vulnerable	<input type="checkbox"/>

Box 6b – Flood Risk Vulnerability and Flood Zone Compatibility confirms if the proposed development is likely to be acceptable or should not be permitted based on flood vulnerability and the proposed development use.

Developments in sites which are in Flood Zone 1 and in a Critical Drainage Area are acceptable unless there are any other forms of flood risk which could affect the site during its lifetime.

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Box 6b - Flood Risk Vulnerability and Flood Zone Compatibility		
Flood Zone	More Vulnerable	Less Vulnerable
Zone 1	✓	✓
Zone 2	Flood mitigation measures should be considered – See Box 7	✓
Zone 3a	Flood mitigation measures required – See Box 7	Flood mitigation measures required – See Box 7
Zone 3b	✗	✗

Key

- ✓ Development acceptable
- ✗ Development should not be permitted

Section 8 – Flood Mitigation

Where flood mitigation is required, choose Option A or B in Box 7 – Flood Mitigation Options

Box 7 – Flood Mitigation Options	
Flood Mitigation - Option A	Choose A or B
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the development is incorporated where appropriate. Complete Box 7a - Option A – Mitigation Measures	<input type="checkbox"/>
Provide detailed information of any flood proofing/resilience and resistance techniques.	
Flood Mitigation - Option B	
Floor levels within the development will be set to a minimum of 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. Complete Box 7a - Option B – Raised Floor Levels	<input type="checkbox"/>
This must be demonstrated by a plan that shows the finished floor levels relative to the known or modelled flood level. All levels must be stated in relation to ordinance datum	

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Tick and complete all applicable sections of Box 7a - Option A – Mitigation Measures and Option B – Raised Floor Levels.

Box 7a - Option A – Mitigation Measures	Tick options used
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.	<input type="checkbox"/>
Flood boards or similar to prevent flood water entering the building	<input type="checkbox"/>
Raised electrical sockets at least 400mm above the finished floor level	<input type="checkbox"/>
Raise electrical appliances as necessary	<input type="checkbox"/>
Use of flood resilient materials and techniques	<input type="checkbox"/>
An evacuation plan and Flood Warnings	<input type="checkbox"/>
Other - summarise below	
Box 7a - Option B – Raised Floor Levels	
Floor levels within the development will be set to a minimum of 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea floods (0.5%) in any year	<input type="checkbox"/>
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 datum	

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Check List

Please ensure that you have completed the form and provided the following information to support your planning application

			Tick
Section 1	Applicants Details	Complete Box 1	<input type="checkbox"/>
Section 2	Site Details	Complete Box 2	<input type="checkbox"/>
Section 3	Description of the Development	Complete Box 3 and provide a plan showing the development boundary (marked with a red line) and ownership boundary (marked with a blue line) and provide additional sketches, photographs etc	<input type="checkbox"/>
Section 4	Flood Mapping	Provide a copy of the Flood Map for Planning	<input type="checkbox"/>
Section 5	Critical Drainage Area	Check if the site is within a Critical Drainage Area. Provide a copy of the Cornwall Council Interactive Mapping and Complete Box – 4 (as necessary)	<input type="checkbox"/>
Section 6	Flood Risk Summary	Complete Box -5 and 5a	<input type="checkbox"/>
Section 7	Flood Risk Vulnerability	Complete Box - 6a	<input type="checkbox"/>
Section 8	Flood Mitigation	Complete Box -7 and 7a (as necessary)	<input type="checkbox"/>

Declaration

I declare that the information provided is factually correct.

Name	Harry Stone
Signature	H.Stone
Date	22/01/2024

Cornwall Councils – Planning Privacy Notice

Details of Cornwall Councils – Planning Privacy Notice can be found by following the link:

[Planning privacy notice - Cornwall Council](#)

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
147150/30288

Created
19 Jan 2024 15:23

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

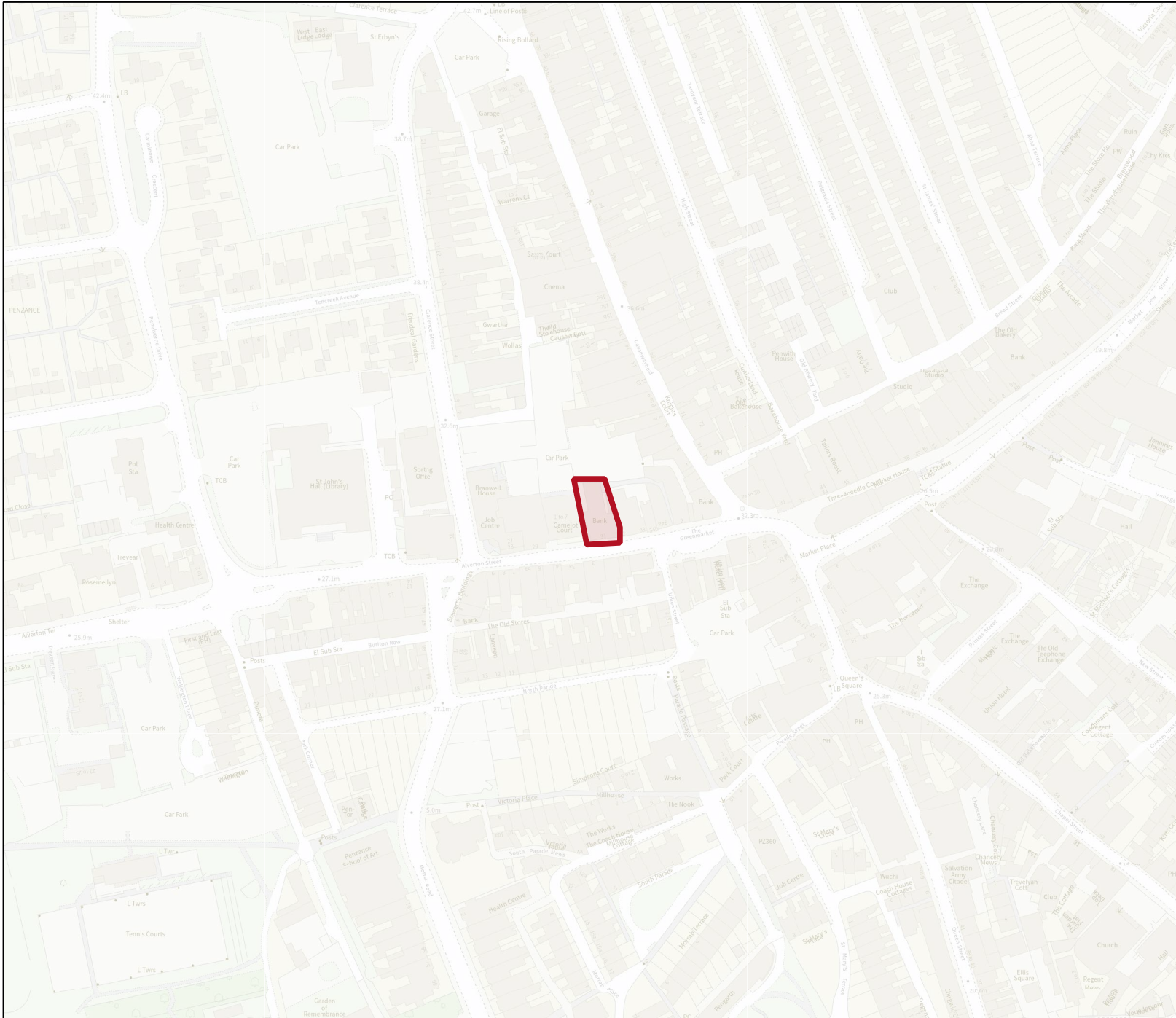
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

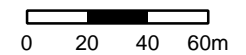
Your reference
<Unspecified>

Location (easting/northing)
147150/30288

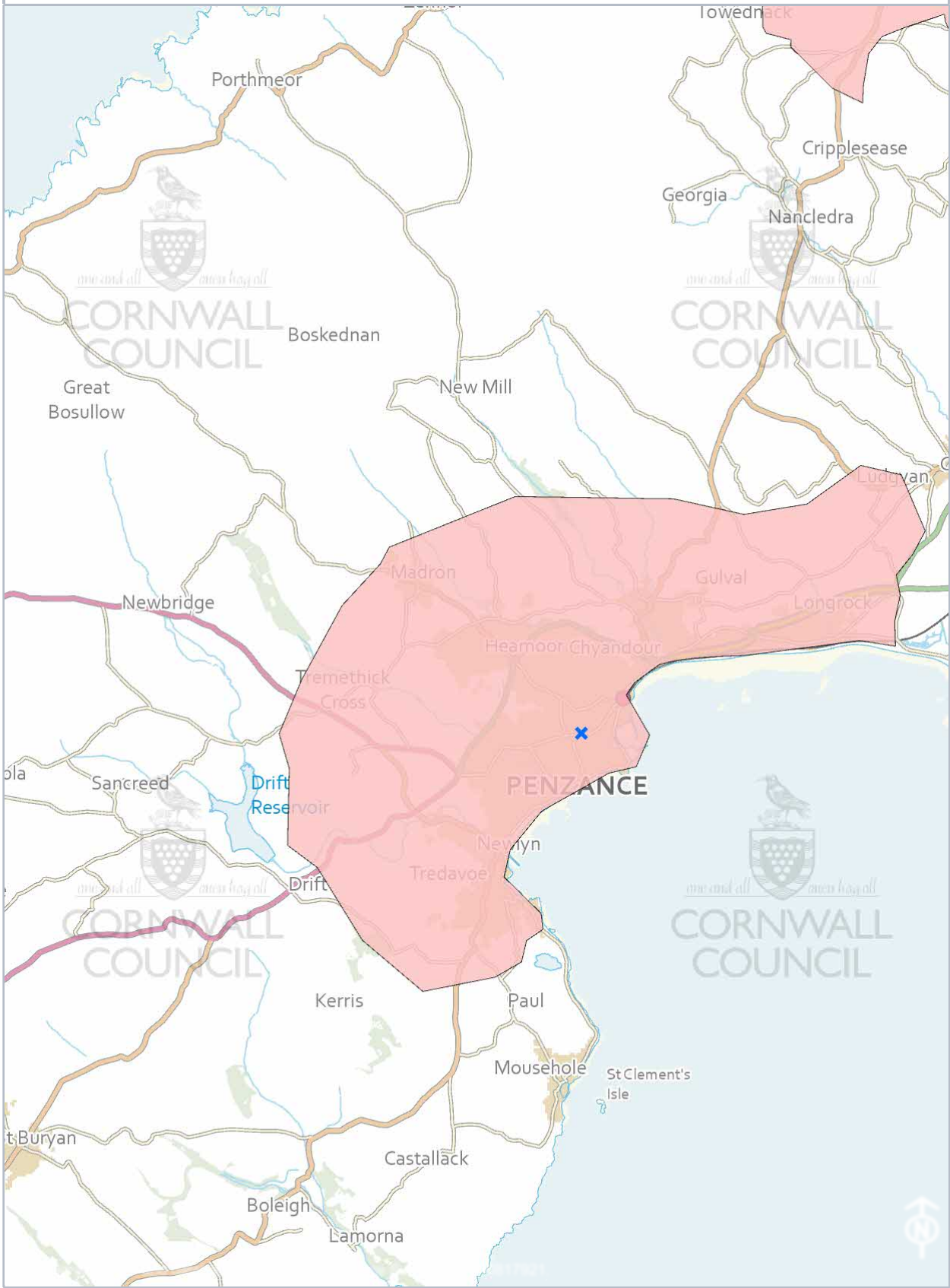
Scale
1:2500

Created
19 Jan 2024 15:23

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Natwest Penzance critical drainage area



Centre point X: 145989 Y: 31245 2,500 Sheet ref.: SW4531 10,000 Sheet ref.: SW43SE Scale 1:64000