

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	
Address	
Postcode	
Telephone number	
e-mail address	

Section 2 - Site Details

Complete Box 2 - Site Details

Box 2 - Site Details	
Planning Reference (if known)	
Site Address	
Postcode	

Householder and Minor Extension Flood Risk Assessment Form



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
<p>Please provide a written description of what is proposed</p>

Householder and Minor Extension Flood Risk Assessment Form

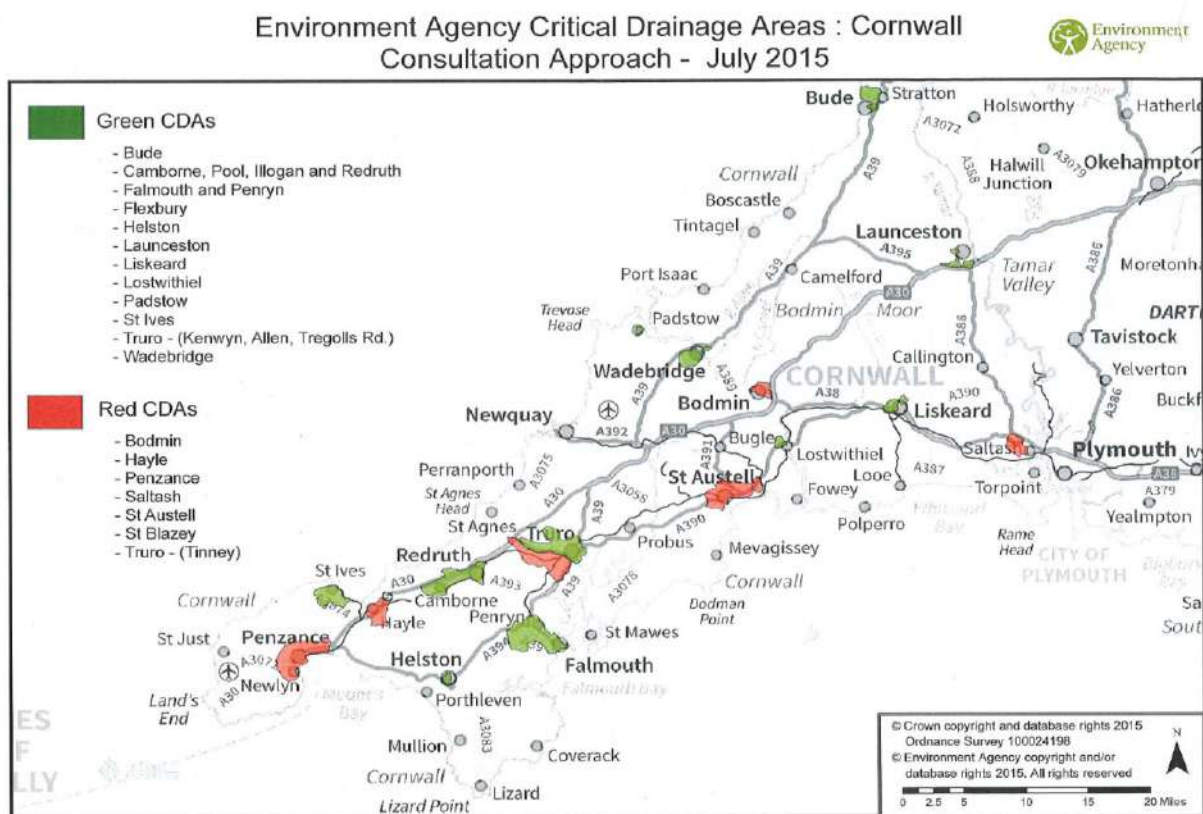


Section 4 – Flood Mapping

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=>

Householder and Minor Extension Flood Risk Assessment Form



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		Padstow	
Bodmin		Penzance	
Camborne, Pool, Illogan, Redruth,		Saltash	
Falmouth and Penryn		St Austell	
Flexbury		St Blazey	
Hayle		St Ives	
Helston		Truro – Kenwyn, Allen, Tregolls Rd	
Launceston		Truro – River Tinney	
Liskeard		Wadebridge	
Lostwithiel			

Householder and Minor Extension Flood Risk Assessment Form



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
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
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
The site is within Flood Zone 3b. Functional floodplain - land where water flows or is stored in times of flood
The site is located within a Critical Drainage Area an area which has critical drainage problems.
Other sources of flooding including surface water runoff, groundwater, waterbodies (e.g. ponds, lakes, reservoirs) sea, sewers, drains and culverted watercourses

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.

Householder and Minor Extension Flood Risk Assessment Form



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
More Vulnerable
Less Vulnerable

Tick applicable

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.

Householder and Minor Extension Flood Risk Assessment Form

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	
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	
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	

Householder and Minor Extension Flood Risk Assessment Form



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.	
Flood boards or similar to prevent flood water entering the building	
Raised electrical sockets at least 400mm above the finished floor level	
Raise electrical appliances as necessary	
Use of flood resilient materials and techniques	
An evacuation plan and Flood Warnings	
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	
<p>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</p>	

Householder and Minor Extension Flood Risk Assessment Form



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
Section 2	Site Details	Complete Box 2
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
Section 4	Flood Mapping	Provide a copy of the Flood Map for Planning
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)
Section 6	Flood Risk Summary	Complete Box -5 and 5a
Section 7	Flood Risk Vulnerability	Complete Box - 6a
Section 8	Flood Mitigation	Complete Box -7 and 7a (as necessary)

Declaration

I declare that the information provided is factually correct.

Name	
Signature	
Date	

Cornwall Councils – Planning Privacy Notice

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

[Planning privacy notice - Cornwall Council](#)

Environment & planning

- Tree preservation order points
- Tree preservation order areas
- Biological roadside verge inventory
- Geological roadside verge inventory
- Special protection areas
- Adopted AGLVs - Cornwall Local Plan 2016
- 2023 candidate AGLVs
- Areas of Outstanding Natural Beauty
- Heritage coast
- International dark sky places
- Dark sky discovery sites
- Ancient woodlands
- Common land and village greens
- Shaft and adit locations
- Areas believed to contain china clay reserves
- Areas identified for china clay plant development
- Mineral safeguarding areas
- Site allocations
- Special Areas for Conservation
- National Nature Reserves
- Local Nature Reserves
- RSPB reserves
- County Wildlife Sites - no implied public access
- County Geology Sites - no implied public access
- Sites of Special Scientific Interest
- Sites of special scientific interest impact risk zones
- Air quality samples
- Air quality management areas
- Wind turbines
- Suitable areas for wind energy
- Solar photovoltaic sites 1mw
- Special Protection Areas - 1 km buffer
- Special Protection Areas - 3 km buffer
- Zones of influence natura 2000
- Areas of special advertisement control
- Article 4 direction orders
- Contaminated land
- Brownfield register
- Designated rural areas
- Camel sewage treatment works
- Camel river catchment area
- Camel sewage treatment works catchment areas
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- Critical drainage areas
- Areas susceptible to ground water flooding
- Areas susceptible to surface water flooding
- Housing permissions annual snapshot
- Housing completions 2023
- Housing completions 2022
- Housing completions 2021
- Housing completions 2020
- Housing completions 2019



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
204441/53820

Created
19 Jan 2024 9:51

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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)
204441/53820

Scale
1:2500

Created
19 Jan 2024 9:51

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

