



Route to this page -->Step by Step-->up to 1ha-->Flood Zone 2-->Less Vuln-->No/Subcategory

Restart

Print Form

## Less vulnerable development up to 1ha in size (excludes non-residential extension with a footprint of less than 250sq. metres or a domestic extension) in Flood Zone 2

### Sequential Test requirements

The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. Details of the sequential test are set out in paragraph 101 of the NPPF. **Note** - the Sequential Test does not apply to Change of Use applications.

### FRA requirements

Planning applications must be accompanied by a Flood Risk Assessment (FRA). To be acceptable the FRA must meet the requirements set out in table 1.0. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in the NPPF in paragraphs 103 and 104 and footnote 20.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission to the LPA. The standing advice help pages provide guidance to help the applicant through this process. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

|                                         |                                                                                                                                                                          |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site address & development description: | 2 MEARLEY STREET<br>CLITHEROE<br>LANCS<br>BB7 1AT.<br><br>COMMERCIAL PROPERTY, NOW BEING USED AS<br>A BOXING GYM TO PROVIDE SKILLS TO THE<br>YOUTH OF THE RIBBLE VALLEY. |
| Print Name:                             | MR. MOHAMMED SIRTAJ.                                                                                                                                                     |
| Signature:                              |                                                                                                                                                                          |
| Date:                                   | 1/11/13.                                                                                                                                                                 |

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**Table 1.0**

**Less vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites for agriculture/forestry, waste treatment, minerals working and processing, water and sewage treatment)**

| Applicant is to provide confirmation that the requirements below have been met                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant to confirm the requirements have been met. Enter 'yes' or 'no' in the boxes below | LPA should satisfy themselves with regard to the comments below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood risk to property</b><br>Applicant is to indicate that the development will avoid flood damage during the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) over the lifetime of the development (default 75 years for commercial).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>YES</p>                                                                                  | <p><b>LPA's role:</b> Look for assurance from the applicant that flood risk to the property will be managed in accordance with the requirements opposite. Seek assurance if not already provided.</p> <p><b>Note:</b> Where a SFRA has been adopted, this should provide an indication of flood level and extent. The application should acknowledge this in design of flood resistant (raised floor levels, defences and barriers to flooding) or resilient building.</p>                                                                                                                                                                                                                                                                                                     |
| <b>Management of surface water</b><br>Applicant is to indicate that surface water will be managed in accordance with the following standards: <ul style="list-style-type: none"> <li>Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority.</li> <li>Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (Flood risk Practice Guide paragraphs 5.51 and 5.54)</li> <li>Meets the requirements of Approved Document Part H of Building Regulations 2000.</li> </ul> | <p>YES</p>                                                                                  | <p><b>LPA's role:</b> Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control department is recommended. Paragraph 103 of NPPF states that LPAs should in determining planning applications give priority to the use of SuDS.</p> <p><b>Note:</b> Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the Local Plan. Building regulation requirements alone are <b>not</b> appropriate for areas with critical drainage problems.</p> |
| <b>Flood resilience and resistance</b><br>Applicant is to indicate that flood resilience/resistance and emergency escape measures/procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>YES</p>                                                                                  | <p><b>LPA's role:</b> Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended.</p>                                                                                                                                                                                                                                                                                                                                   |
| <b>Other sources of flooding (not rivers or the sea)</b><br>Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application.<br><br>If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'.                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>YES</p>                                                                                  | <p><b>LPA's role:</b><br/> Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Route to this page [->Reference Page](#)

[Restart](#)

[Print Form](#)

[Previous Page](#)

## Help pages

The help pages provide guidance on terminology used in the Environment Agency's Flood Risk Standing Advice; the information required for Flood Risk Assessments (FRA) covered by standing advice and detail of Environment Agency consents that may also be required.

### **1.0 Strategic Flood Risk Assessment**

### **2.0 Sequential Test**

### **3.0 Exception Test**

### **4.0 Guidance on obtaining flood levels**

### **5.0 Flood Defence information**

### **6.0 Floor levels**

### **7.0 Warning, evacuation and rescue**

### **8.0 Resistance and resilience measures**

### **9.0 Other sources of flooding**

### **10.0 Surface water management**

### **11.0 Works to Ordinary Watercourses on site**

### **12.0 Works within Main River and flood defence byelaw distance**

### **13.0 Climate change and lifetime of the development**

### **1.0 Strategic Flood Risk Assessment**

Local planning authorities (LPA) are required to undertake a Strategic Flood Risk Assessment (SFRA) as part of the planning process, as detailed in paragraph 100 of the NPPF. SFRA's provide information about flood risk throughout the area of the LPA, either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas.

Applicants and planners should consult the SFRA while preparing and considering planning applications. The SFRA may contain information to assist in preparing site-specific assessments on the topics listed below.

### **2.0 Sequential Test**

NPPF paragraph 100 requires the LPA to have undertaken a Sequential Test and ruled out alternative sites, that have less flood risk, on which the development could take place instead. The LPA must provide evidence for public record that they have considered alternative sites prior to allowing development on a site at risk of flooding.

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The Sequential Test Table, provided as part of the standing advice, allows the Sequential Test to be demonstrated in an open and transparent way. We recommend that these questions be answered by the LPA prior to determining all non-minor planning applications. More information about the Sequential Test is available from the flood risk practice guide and the Sequential Test table.

### 3.0 Exception Test

LPAs must apply the Exception Test in addition to the Sequential Test and in the circumstances set out in table 3 of the technical guidance to the NPPF. Where applicable, the Exception Test ensures that development is permitted in flood risk areas in exceptional circumstances only. Details of how to apply the Exception test are available in the flood risk practice guide.

Environment Agency involvement with the Exception Test will usually be restricted to checking the FRA for compliance as set out below.

*"a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."*

### 4.0 Guidance on obtaining flood levels

Applicants are to provide details of the known or modelled:

- 1 in 100 (1%) annual probability of river flooding in any year; or
- 1 in 200 (0.5%) annual probability of flooding from the sea in any year; and
- where available the 1 in 1000 (0.1%) annual probability of flooding in any year should be provided as well.

Where available, flood level information can be obtained from your local Environment Agency office. Terms and conditions of use apply.

An allowance for climate change over the lifetime of the development must be included in the flood levels provided. Due the impact of climate change, sites that are currently in Flood Zone 2 may be in Flood Zone 3 in the future.

All flood levels must be demonstrated by a plan to Ordnance Datum showing finished floor levels relative to the known or modelled flood level. 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.

### 5.0 Flood Defence information

Applicants can obtain information on flood defences in their area by writing to your local Environment Agency office<sup>1</sup>.

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<sup>1</sup> Environment Agency contact details can be found at [http://www.environment-agency.gov.uk/contactus/?lang=\\_e](http://www.environment-agency.gov.uk/contactus/?lang=_e)

## 6.0 Floor levels

The floor level requirements within the standing advice reflect safety standards that are acceptable to the Environment Agency. In order to deliver safe development, we strongly advise that the standards set out in the standing advice are met.

## 7.0 Warning, evacuation and rescue

We operate a flood warning system covering much of England and Wales, but this does not include all of the smaller rivers, streams and brooks. Where this service is available we recommend that due consideration is given to it as part of the FRA process. For more information on our flood warning services please call 08708 506 506.

Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan.

We are unable to provide comment on evacuation and rescue for developments. The LPA should ensure that these issues are satisfactorily addressed as part of their responsibility under the Civil Contingencies Act and consult their emergency planners accordingly.

## 8.0 Resistance and resilience measures

For developments in Flood Zone 2 that are covered by standing advice, resistance and resilient measures should be applied to a level that is acceptable to the applicant and meets Local Planning Authority protocol and policies.

Options available include:

- accepting a flood will happen and ensuring that recovery is swift;
- restricting the entry of floodwater through the provision of permanent or temporary defences (temporary defences not to be relied upon for new build), or
- a combination of both approaches.

Applicants should consider the operational needs of the premises when defining the scope for flood resilient measures. Up to date information on resistance and resilience is available from Communities and Local Government in their document 'Improving the Flood Performance of New Buildings - Flood Resilient Construction'<sup>5</sup>. This document is due to be incorporated into 'Approved Document Part C of Building Regulations' when it is next revised.

## 9.0 Other sources of flooding

Flooding takes many different forms, all of which present varying degrees of flood risk. The Environment Agency holds information regarding flooding from rivers, the sea and reservoirs.

The organisations listed below may hold further information about flooding from other sources. The FRA should contain evidence that flood risk from other sources has been considered and investigated further and satisfactorily addressed where it has been identified as an issue. The Environment Agency does not comment on flooding from other sources for developments in Flood Zone 2 covered by standing advice.

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<sup>5</sup> 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' is available at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

- Flooding from surface water and ordinary watercourses - Local Authority drainage department or as part of the SFRA, or from the local Internal Drainage Board (where they exist).
- Flooding from groundwater - Local Authority drainage department or as part of the SFRA
- Flooding from sewers - water (sewerage) company
- Flooding from reservoirs, canals and other artificial sources - Owner of the structure e.g. Water Company or British Waterways.

### **10.0 Surface water management and Critical Drainage areas**

Where the site is NOT within a Critical Drainage Area (see below), we are satisfied that surface water for development proposals of less than 1ha can be adequately managed if:

- surface water management options identified within an adopted SFRA are being complied with, and
- the requirements of Approved Document Part H Building Regulations 2000 are being met.

Works above and beyond these measures would be necessary in Critical Drainage Areas that have been identified by the Environment Agency. To find out more about Critical Drainage Areas please call 08708 506 506 and ask to speak to the local Environment Agency office in the area of the proposed development.

A long-term maintenance plan should be included as part of the FRA where sustainable drainage systems (SuDS) are proposed. SuDS seek to mimic natural drainage systems and retain water on, or near to the site in contrast to traditional drainage approaches, which tend to pipe water off site as quickly as possible.

The Environment Agency does not give detailed comments about surface water management for developments in Flood Zone 2 covered by standing advice.

### **11.0 Works to Ordinary Watercourses on site**

Development that involves a culvert or an obstruction to flow on an ordinary watercourse will require an additional consent from the lead local flood authority (LLFAs). LLFAs are county or unitary councils. In the case of an ordinary watercourse within an internal drainage district, the consent of the Internal Drainage Board is required instead.

An ordinary watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and Defra. Main Rivers are watercourses designated as such on Main River maps and are generally the larger arterial watercourses. Main Rivers are also indicated with a red line as part of the Flood Zones held by the LPA.

### **12.0 Works within Main River and flood defence byelaw distance**

Any works in, over, under, or within byelaw distance of the top of the bank of a designated Main River; or from the landward toe of a flood defence, will require our formal consent. Byelaw distances vary across the country; for further advice contact your local Environment Agency office on the number above.

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### **13.0 Climate change and lifetime of the development**

Climate change means that flood risk will get worse in the future. FRAs must account for this change to ensure that the development is still safe at the end of its lifetime.

FRAs should apply the climate change allowances as detailed in paragraphs 11 to 15 of the technical guidance for the NPPF. The default lifetime for residential development is 100 years and for commercial development is 75 years.