

MINOR DEVELOPMENT- FLOOD RISK

The National Planning Policy Framework and its Technical Guidance require that the Local Planning Authority only considers development in flood risk areas where informed by a site-specific Flood Risk Assessment that identifies all sources of flooding and demonstrates how these risks will be managed.

It is the Developers responsibility to ensure that flood risk is properly managed to ensure the sustainability of the development, the safety of its occupiers and that flood risk is not increased elsewhere.

Find out when you need to do a flood risk assessment at the following link:
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Please be aware that minor development in relation to flood risk has a different definition to that in relation to planning. Further information can be found at the above link.

Flood Risk – Developer / Applicant Advisory

The Government flood map for planning can be found at the following link:
<https://flood-map-for-planning.service.gov.uk/>

Fluvial & Tidal Flood Risk

If your proposed development site lies within an area identified as being within Flood Zone 2 or 3 at risk of flooding from rivers and / or the sea you will be required to submit a Flood Risk Assessment to demonstrate that the proposed development and future occupiers can remain safe for the lifetime of the development and that the development does not increase flood risk elsewhere.

Flood Risk Assessment

Information on Flood Risk Assessments can be found at the following link:
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Information on climate change allowances can be found at the following link:
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#table-2>

Government guidance document for developers and designers, “Improving the Flood Performance of New Buildings – Flood Resilient Construction” can be found at the following link:
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

British Standard, BS 85500 Flood resistant and resilient construction—Guide to improving the flood performance of buildings which was published in 2015

can be found at following link: <http://shop.bsigroup.com/forms/PASs/BS-855002015-core-document/>

Emergency Flood Plan

A family or personal Emergency Flood Plan should be developed to meet the needs of occupiers and users of the proposed development. A copy of the Emergency Flood Plan should be incorporated into the property transfer documents to inform future occupiers. Further information on how to develop a flood plan, preparing for a flood and getting help during and after a flood can be found at the following link:

<https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>

A Business Flood Plan should be developed to meet the needs of the business and users of the site. A Guide to preparing your business for flooding and a template for a Business Flood Plan can be found at the following link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/410606/LIT_5284.pdf

Guidance for camping and caravan sites: How to prepare your holiday park, residential park, caravan or campsite if there is a risk of flooding:

<https://www.gov.uk/guidance/camping-and-caravan-sites-minimise-your-flood-risk>

To check whether the Flood Warning service is available at your address follow the link below:

<https://www.gov.uk/sign-up-for-flood-warnings>

Surface Water Flood Risk

If your development site is identified as having a high to medium risk of flooding from surface water or it lies on a surface water flood flow path, you may be required to provide a Flood Risk Assessment. The Flood Risk Assessment should consider the implications of flooding from surface water and/or groundwater and identify how those risks can be avoided, reduced, managed and / or mitigated to ensure the development and its users can remain safe and flood risk is not increased elsewhere.

To find out if you are at risk of flooding from surface water search the following link:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Enter post code and continue to the flood probability page, click “learn more about the potential sources of flood risk in this area”, click “detailed view”, tick to see the relevant fluvial and surface water risks and depths.

Information on Flood Risk Assessments can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Water Management – Advisory Note 1

Guidance document “Improving the Flood Performance of New Buildings – Flood Resilient Construction” can be found at the following link:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>.

British Standard, BS 85500 Flood resistant and resilient construction—Guide to improving the flood performance of buildings which was published in 2015 and can be found at following link: <http://shop.bsigroup.com/forms/PASs/BS-855002015-core-document/>