

FLOOD RISK ASSESSMENTS FOR PLANNING APPLICATIONS:

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Vulnerable Development – Standing Advice

You need to follow the Environment Agency's standing advice if you're carrying out a flood risk assessment for a development classed as:

- 'more vulnerable' in flood zone 2 (except for landfill or waste facility sites, caravan or camping sites)
- 'less vulnerable' in flood zone 2 (except for agriculture and forestry, waste treatment, and water and sewage treatment)
- 'water compatible' in flood zone 2

This includes developments involving a change of use into one of these vulnerable categories or into the water compatible category.

For all relevant vulnerable developments (ie more vulnerable, less vulnerable and water compatible), you must follow the advice for:

- surface water management
- access and evacuation
- floor levels

Surface Water Management

Your plans for the management of surface water need to meet the requirements set out in either your local authority's:

- surface water management plan where available
- strategic flood risk assessment

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

You need to get planning permission to use a material that can't absorb water (eg impermeable concrete) in a front garden larger than 5 square metres.

Access and Evacuation

You need to provide details of your emergency escape plans for any parts of a building that are below the estimated flood level.

Make sure that your plans show:

- single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, eg higher ground nearby

Water Management – Advisory Note 7

- basement rooms have clear internal access to an upper level, eg a staircase
- occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings

Floor Levels

You need to provide both the:

- average ground level of your building
- finished floor level of the lowest habitable room in your building

Ground floor levels should be a minimum of whichever is higher of:

- 300millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level

State in your assessment all levels in relation to Ordnance Datum (also known as height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

If you can't raise floor levels above the estimated flood level, you need to consider extra flood resistance and resilience.

Submit your Flood Risk Assessment

Submit your completed flood risk assessment with your planning application to your local planning authority.

They'll review your flood risk assessment and tell you if it's satisfactory. Planning applications that don't have a satisfactory flood risk assessment may be refused.

Contact the Environment Agency

Environment Agency, PO Box 544, Rotherham, Yorkshire, S60 1BY

Email - enquiries@environment-agency.gov.uk

Telephone - Monday to Friday, 8am to 6pm 0370 8506 506

From outside the UK +44 1709 389 201