



More Vulnerable development between up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in size in Flood Zone 2

Applicants for planning permission should submit a completed form in support of their planning application. For an electronic submission users are required to 'print' the completed form to a PDF writer.

The guidance on this sheet concerning flood risk assessment requirements should also be applied to applications for Change Of Use within this category. Note- the Sequential Test does not apply to Change of Use applications. This advice is not applicable to development proposals for landfill/waste facilities & holiday/short-let caravans in this Flood Zone.

Sequential Test requirements

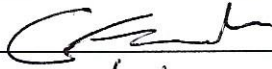
The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. This requirement is set out in PPS25 at paragraphs 16-17 and annex D.

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 the table below. 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 PPS25 at paragraphs 10 - 13 and annex E.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission. The standing advice help pages¹ provide guidance to help the applicant through this process. The LPA should instruct the applicant to consider the issue again in more detail if the requirements set out in the table have not been met. This may result in plans needing to be amended and/or withdrawal of the application.

The following sections are to be completed by the applicant and checked by the Local Planning Authority (LPA):

Site address & development description:	14 CHURCH STREET, CAVERSHAM READERS, BN4 8AU. CHANGE OF USE OF 1st & 2nd floors from class B1(a) (offices) to C3 (dwelling houses) to comprise 3 x 1 bed flats, prior notification under class O, PART 3 OF SCHEDULE 2 OF TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
Print Name:	GREG FARRER (AGENT)
Signature:	
Date:	20/3/20

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¹The help pages are available to see on the Environment Agency website www.environment-agency.gov.uk on the flood risk standing advice pages.



Table 1.0

More 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 used for holiday or short-let caravans and camping, or landfill and waste management sites. For these proposals please refer to FRA Guidance note 3).

Flood risk to building/occupants. Information to be provided by the applicant as part of the Flood Risk Assessment	Applicant to provide level information in the boxes below	Criteria to be used by LPA in assessing the Flood Risk Assessment
Flood level for 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) in relation to Ordnance Datum ¹ (Newlyn)		The Environment Agency objects to planning applications in this category that fail to meet the floor level standards set out below. Ground floor levels to be set at a minimum of whichever is the higher of: • 300mm above the general ground level of the site OR • 600mm above 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). • Basement rooms to have unimpeded access internally to an upper level. LPAs role: Ensure that the level information has been provided and the standards set out above have been met. Raise an objection on behalf of the Environment Agency if standards have not been met.
Average ground level of the site in relation to Ordnance Datum (Newlyn)		
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)		
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.		The Environment Agency objects to planning applications for single storey buildings in this category that fail to meet the standards for safe refuge set out below. • For single storey buildings or ground floor subdivisions with no access to higher floors, additional refuge has been provided above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change. LPAs role: Ensure that the provision of a safe refuge for single storey buildings complies with the above information. Raise an objection on behalf of the Environment Agency if standards have not been met. To achieve these standards floor levels should be raised. Note: For buildings with more than one storey in this category upper floors can be considered safe refuge

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* Note First + second floor development only
* No Ground Floor alterations

¹ 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.



Table 1.0 (Continued)

Applicant is to provide confirmation that the requirements below have been met	Applicant to indicate compliance in the box below. Enter 'yes' or 'no'	LPA should satisfy themselves with regard to the comments below.
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: • 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. • 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 (PPS25 Practice Guide paragraphs 5.47 and 5.50) • Meets the requirements of Approved Document Part H of Building Regulations 2000.	N/A	LPA's role: 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 Development Framework (LDF). Consultation with the local authority Building Control department is recommended. Paragraph 8 of PPS25 states that LPAs should in determining planning applications give priority to the use of SUDS. Note: 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 in the LDF. Building regulation requirements alone are not appropriate for areas with critical drainage problems.
Flood resilience and resistance 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).	N/A	LPA's role: 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 LDF. Consultation with the local authority Building Control (flood resilience/ resistance) and Emergency Planning (evacuation) department is recommended.
Other sources of flooding (not rivers or the sea) 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. 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'.	N/A	LPAs role: 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.

Note on flood level information: Flood Level information should be obtained first by the applicant from the SFRA, or if not available, from the Environment Agency. Where the applicant is unable to obtain the information from either of these sources the LPA should consult the Environment Agency for an individual consultation response from an Environment Agency Planning Liaison Officer.