

## Minor Development Flood Risk Assessment Requirements

Minor Development in areas at risk of flooding must manage the impact that flooding can have on the property AND the impact it can have on other properties. To do this the applicant needs to understand the risk of flooding to the property and to propose suitable measures that will reduce the impact of flooding whilst ensuring that the development does not increase the risk to adjacent properties.

### What is Minor Development?

Minor development in terms of flood risk (defined by the [Planning Practice Guidance](#)) is:

- *minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metres.*
- *alterations: development that does not increase the size of buildings eg alterations to external appearance.*
- *householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling.*

### New additional units?

It is important to note that any proposed development that would create a **separate dwelling** within the curtilage of the existing dwelling eg subdivision of houses into flats is subject to the Sequential Test and is **excluded from this advice**.

**Change of use?** This may involve an increase in flood risk [vulnerability classification](#) and therefore may not be appropriate. A more detailed Flood Risk Assessment will therefore be required for any application for additional units or change of use.

### Is the location at risk of flooding?

Applicants should show if the location of the development within the site is at risk		Provided
1.	Flood Zone 3 or 2 you can find by reviewing the <a href="#">Flood Map for Planning</a> .	
2.	The Functional Floodplain (Flood Zone 3b). This is the most critical area and is defined as land where water has to flow or be stored in times of flood and can be found on <a href="#">West London SFRA Policy Map</a> .	
3.	At risk of surface water flooding <a href="#">Long Term Flood Risk Maps</a>	

A site specific Flood Risk Assessment (FRA) needs to be submitted that identifies the level of flood risk to a property and detail how that risk will be managed to ensure the property and its occupants will be safe. The government have provided [Flood Risk Assessment Guidance](#) and produced [Flood risk assessment standing advice](#) specifically for minor development. The applicant should also confirm if the site is at risk from all sources of flooding such as [groundwater](#). Applications shown to have an increased potential for elevated groundwater should consider measures to prevent the ingress of groundwater (such as concrete floors).

FRA	As a minimum please provide the following:	Provided
4.	<b>Obtain fluvial flood levels</b> and report predicted surface water flood depths if applicable. If the site is in the floodplain the applicant <b>must</b> obtain the estimated flood level for the site from the Environment Agency modelled at the site for a 1 in 100 year plus 70% climate change flood event expressed in meters above ordnance datum (mAOD), by contacting <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> .	

5.	<b>Provide levels</b> for the existing building floor levels and surrounding site where necessary obtained from a topographic survey expressed in meters above ordnance datum (mAOD).	
6.	<b>Confirm level of flood risk at the property whether Zone 3a, b or Flood Zone 2 and location of development</b> a) show that finished floor levels are set 300mm above the fluvial 1 in 100 year plus 70% climate change level and are no lower than the modelled depth of surface water flooding for the 1 in 100 year event if applicable.	
	b) Where 6a cannot be complied with (i.e. floor levels cannot be placed above the appropriate level), proposed floor levels should be no lower than existing levels and details provided of the <a href="#">resistance measures</a> that will be used up to that level. The proposed plans and elevations should specify the particular measures that WILL BE incorporated in the development.	
	c) Only where resistance measures can be demonstrated they cannot be provided (6b) should resilience measures be considered. Specific resilience measures should be submitted.	
7.	Provide a <b>Flood Action Plan</b> to ensure that residents understand the risks they are facing, which gives specific information regarding what residents should do and importantly when the actions should be taken. Residents should sign up to the EA Floodline service where the development lies in a warning area, provide a personal flood plan and emergency packs. The appropriate action may vary depending on the type of catchment the development lies in. These should follow the <a href="#">Planning Practice Guidance</a> .	
8.	<b>Provide a Drainage Plan.</b> Due to the cumulative impact of minor development on the risk of flooding, <b>surface water from ANY extension</b> must not connect directly to the sewer network and must be controlled on site through soakaway or tank. The plan should demonstrate roof water is directed to soakaway and all hardstanding is in accordance with front garden guidance. The proposals should include methods to minimise the use of potable water through water collection, reuse and recycling, such as water butts, rainwater harvesting and greywater reuse.	

For a site in the **Functional Floodplain (Flood Zone 3b)**, even minor development is **unlikely to be considered appropriate** as the cumulative impact of such developments can have a significant effect on local flood storage capacity or flood flows. A greater level of detail is therefore required for such developments to demonstrate that the proposals:

9.	Will not increase the risk of flooding elsewhere, by providing compensation.	
10.	Ensures flow routes remain across the site.	

Please note there are exceptions:

- Submission of a FRA does not guarantee that the development will be approved.
- That it would have an adverse effect on a watercourse, floodplain or its defences.
- Would impede access to flood defence and management facilities - extensions within 8m of a main river. EA to be consulted within 20m of a main river.
- Where the cumulative impact of such development would have a significant effect on local flood storage capacity or flood flows.