Minor extensions standing advice

You need to provide a plan showing the finished floor levels and the estimated flood levels.

Make sure that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If your floor levels aren't going to be 300mm above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience (https://www.gov.uk/flood-risk-assessment-in-flood-zones-2-and-3#extra-flood-resistance-and-resilience-measures) measures.

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

Your plans need to show how you've made efforts to ensure the development won't be flooded by surface water runoff, eg. by diverting surface water away from the property or by using flood gates.

If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development.

Make sure your flood resistance and resilience plans are in line with the guidance on improving the flood performance of new buildings (https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings).

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

FLOOD RISK ASSESSMENT

Overview: This site is highly unlikely to be at risk of flooding & has not been subject to any flooding since the estate was constructed approx 40yrs ago. Additional anti flood measures were constructed approx 20 yrs ago to further improve the course of the stream & reduce the flood risk.

Government standing advice Doc advises:
Proposed alterations & minor extention to 5.Poplar Close ST11 9RJ.
Flood risk assessment to comply with Environment Agency standing advice & guidelines for Minor Extensions:

Proposed & existing floor levels to remain same @ 0.5m above street level & minimum of 300 above site ground level.

Environment Agency

Flood map for planning

Your reference	Location	Created
ST119RJ	**396057/340626**	**27 Jan 2018 12:44**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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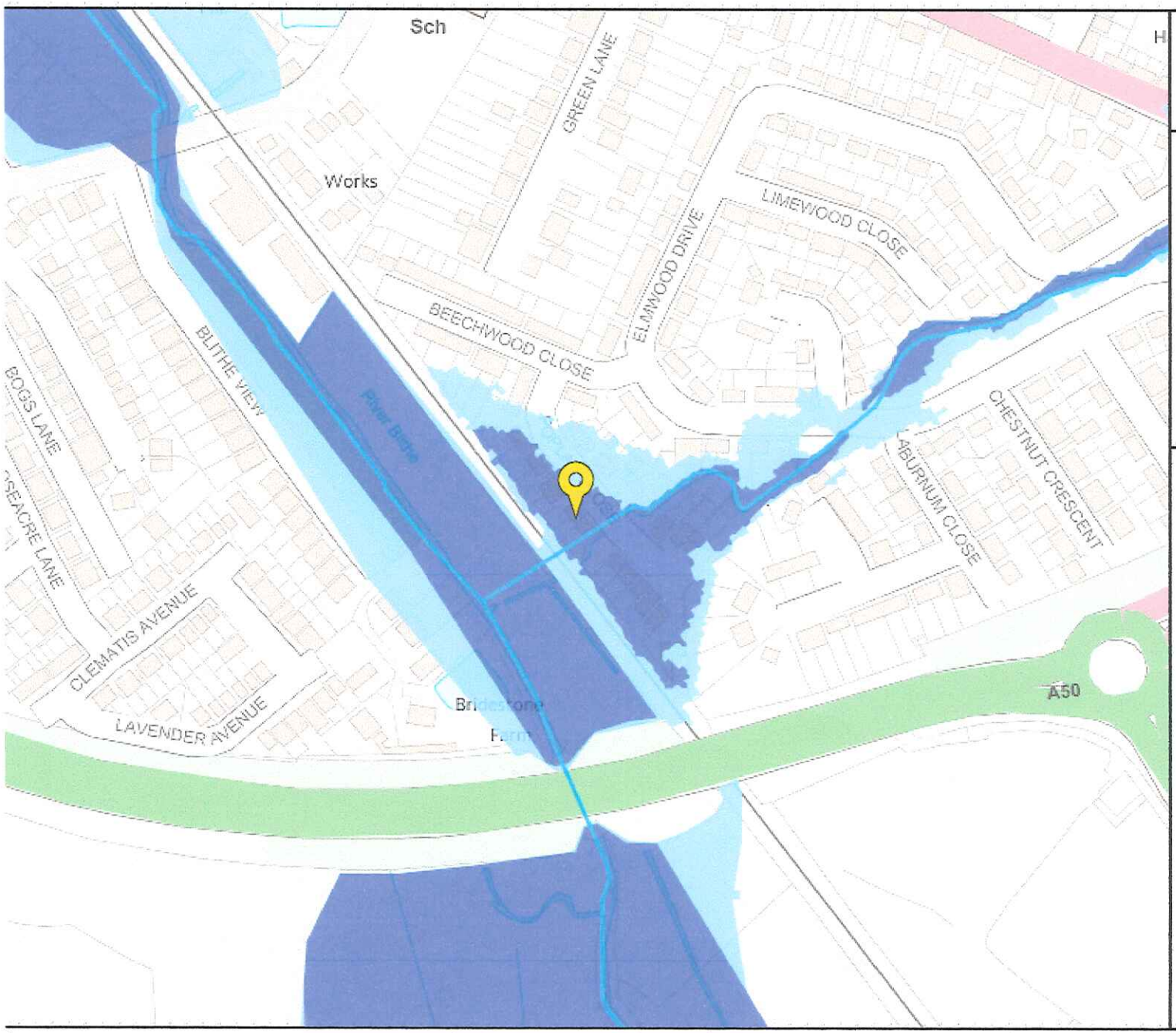

Environment Agency

Flood map for planning

Your reference
ST119RJ

Location
396057/340626

Scale
1:3125

Created
27 Jan 2018 12:44

- Development location
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 50 100 150m

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