

Flood Risk Assessment (FRA) Minor Development Guidance (West Midlands Area)



For Minor Development (See paragraph 046 within the Flood Risk and Coastal Change Section of the Government's National Planning Practice Guidance - NPPG), Domestic & Commercial/Industrial extensions (less than 250m² & curtilage development) within Flood Zone 3 & Flood Zone 2 (which includes historic flooding data).

The following is advice for the benefit of landowner/occupier & the Environment:

Note: We do not recommend individual FRA consultants but the following website may help you to source a suitably qualified person <http://www.endsdirectory.com/>

FRA requirements: The NPPG contains a useful checklist for FRAs at paragraph 068 of the Flood Risk and Coastal Change Section. For Minor Development it is suggested that applications be accompanied by a simple Flood Risk Assessment (FRA) which confirms in writing that as a minimum:

EITHER

- (1) Floor levels within the proposed development will be set no lower than existing levels AND,
- (2) Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate to 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance) tidal and coastal level, including climate change allowance.

OR **preferably** that:

- (3) Floor levels within the extension will be set 600mm above the known or modelled 1% river flood level or 0.5% tidal & coastal flood level (including climate change allowance). This should be demonstrated by a plan to Ordnance Datum/GPS showing finished floor levels relative to the known or modelled flood level.

NOTES:

* The NPPG refers to Environment Agency guidance on considering **climate change** in planning decisions which is available online: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> (new allowances were published on 27 July 2021).

Please refer to our 'Area Climate Change Guidance' (2022) for more information on how to consider and incorporate allowances in development proposals. This advises that an allowance should be added to 'peak river flows' to account for 'climate change' which should be specific to a river 'management catchment'.

Background: For proposed extensions within Flood Zone 3/2, the main aspect of flood risk to consider is that the development itself may be at risk of flooding. The most effective

Flood Risk Assessment (FRA) Minor Development Guidance (West Midlands Area)

means of addressing this risk is through submission of a simple FRA. This should identify the flood risks and set out the proposed measures to mitigate that risk. For most developments within Flood Zone 3/2, submission of a site plan showing floor levels related to Ordnance Datum/GPS should confirm that the site is above flood level. Where such a plan indicates otherwise or is not provided, mitigation measures would focus on controlling floor levels and incorporating flood proofing into the design of the extension.

Floor levels: From a flood risk view point, the ideal mitigation in terms of floor levels is to ensure that these are set to above the known or modelled 1% river flood level or 0.5% tidal and coastal flood level at that location. However, in the case of an extension it will often not be practical to raise floor levels given the potential effects on other issues such as access (including that for disabled users), usability and visual amenity. It is advisable that any proposal to raise floor levels should be discussed and agreed with the Local Planning Authority at the earliest possible stage.

'Flood proofing': The Environment Agency recommends that in areas at risk of flooding, consideration be given to the incorporation into the design and construction of the development of 'flood proofing' measures. These include removable barriers on building apertures such as doors and air bricks and providing electrical services into the building at a high level so that plugs are located above possible flood levels. Such measures could also be considered to protect existing property.

Details of flood resilience and resistance techniques can be found in 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Residual risks: It should be noted that if the existing building is in a 'low spot' the measures adopted above in terms of maintaining floor levels at existing levels and flood proofing will not necessarily eliminate risks during a flood event. Applicants should be asked to check ground levels if in doubt about this. Even where it is possible to ensure floor levels are set above the known or modelled 1% river and 0.5% tidal and coastal flood level, *flood risks will remain for an event that exceeds this magnitude.*

FURTHER INFORMATION:

Flood level data to assist the FRA and Flood Management Plan (where available) may be obtained from our Area Customers & Engagement team on telephone 03708 506506; Enquiries_WestMids@environment-agency.gov.uk

ADVICE NOTE: We suggest consultation with your Lead Local Flood Authority (LLFA) and/or Local Land Drainage section, to provide information/data to support the production of the FRA.

Flood Risk Permit (Flood Defence Consents until 6 April 2016): Works (including temporary) in, on or adjacent to a Main River/ Flood structure or Main river Floodplain may need a permit. See <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> For advice please phone 03708 506506 and ask for the Partnerships and Strategic Overview Team that covers your area.

Flood Risk Assessment (FRA) Minor Development Guidance (West Midlands Area)

Note: Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require consent under the Land Drainage Act 1991 and the Flood and Water Management Act 2010. In the case of an Ordinary Watercourse the responsibility for Consenting lies with the Lead Local Flood Authority (LLFA). In an internal drainage district, the consent of the Internal Drainage Board, instead of the LLFA, is required for the above works under Section 23 of the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information on Ordinary Watercourses contact the LLFA.

Last updated: **January 2022**

Contact: Environment Agency, Sustainable Places Team, West Midlands Area. WestMidsPlanning@environment-agency.gov.uk

Environment Agency Standing Advice to Local Planning Authorities on Development and Flood Risk

Minor Development (Paragraph 046) within the Flood Risk and Coastal Change Section of the NPPG), Domestic & Commercial/Industrial extensions (less than 250m² & curtilage development) within Flood Zone 3 & Flood Zone 2 (and historic)

Process: Formal EA response is 'NO COMMENT'

The following is advice for the benefit of landowner/occupier and the environment:

FRA requirements: The NPPG contains a useful checklist for FRAs at paragraph 068 of the Flood Risk and Coastal Change Section. For Minor development it is suggested that applications be accompanied by a simple Flood Risk Assessment (FRA) which confirms in writing that as a minimum:

EITHER

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- (3) Floor levels within the extension will be set 600mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level (including climate change allowance). This should be demonstrated by a plan to Ordnance Datum/GPS showing finished floor levels relative to the known or modelled flood level.

Background: For proposed extensions within Flood Zone 3/2, the main aspect of flood risk to consider is that the development itself may be at risk of flooding. The most effective means of addressing this risk is through submission of a simple FRA. This should identify the flood risks and set out the proposed measures to mitigate that risk. For most developments within Flood Zone 3/2, submission of a site plan showing floor levels related to Ordnance Datum/GPS should confirm that the site is above flood level. Where such a plan indicates otherwise or is not provided, mitigation measures would focus on controlling floor levels and incorporating flood proofing into the design of the extension.

LPA Process Note 6

Floor levels: From a flood risk view point, the ideal mitigation in terms of floor levels is to ensure that these are set to above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level at that location. However, in the case of an extension it will often not be practical to raise floor levels given the potential effects on other issues such as access (including that for disabled users), usability and visual amenity.

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Additional guidance, including information on kite marked flood protection products, can be found on the Environment Agency web site at <https://www.gov.uk/prepare-for-a-flood>.

Details of flood resilience and resistance techniques can be found in ‘Improving the Flood Performance of New Buildings - Flood Resilient Construction’ (DCLG 2007).
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

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Note: Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require consent under the Land Drainage Act 1991 and the Flood and Water Management Act 2010. In the case of an Ordinary Watercourse the responsibility for Consenting lies with the Lead Local Flood Authority (LLFA). In an internal drainage district, the consent of the Internal Drainage Board, instead of the LLFA, is required for the above works under Section 23 of the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information on Ordinary Watercourses contact the LLFA.

Flood level data to assist the FRA and Flood Management Plan (where available) may be obtained from our Area Customers & Engagement team on telephone 03708 506506; Enquiries_WestMids@environment-agency.gov.uk

ADVICE NOTE: We also suggest consultation with your Lead Local Flood Authority (LLFA) and/or Local Land Drainage section, to provide information/data to support the production of the Flood Risk Assessment (FRA).

Last updated: Jan 22

Contact: Environment Agency, Sustainable Places Team, West Midlands Area. WestMidsPlanning@environment-agency.gov.uk

From: [McLaughlin, Anne-marie](#)
To: [Lisa Jackson](#); [Planning \(SMDC\)](#)
Subject: SMD/2022/0036 Westbourne Uttoxeter Road
Date: 14 June 2022 15:11:59
Attachments: [image006.png](#)
[2022_Process Note 6_Minor Development and Extensions.doc](#)
[2022_FRA Guidance Note_Minor Development.doc](#)

Hi Lisa,

Thank you for referring the above application.

We have produced a series of standard comments for LPAs to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. The proposed development is a minor extension less than 250m² located in Flood Zone 3 and therefore, this application sits within this category.

These standard comments are known as our Local Flood Risk Standing Advice (LFRSA). Please find attached a copy of the LFRSA Guidance Note which applies to this proposed development for your consideration. If appropriate, you may wish to send a copy of the relevant 'Flood Risk Assessment Guidance Note' to assist the applicant.

Many thanks,

Anne-Marie

Anne-Marie McLaughlin

Senior Planning Advisor – Sustainable Places | West Midlands Area

Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR

Contact | Ext: 020 302 54111 | **Int:** 54111 | www.gov.uk/environment-agency

Non-working day Friday

Incident management standby role: Assistant Flood Warning Duty Officer (AFWDO)



