

Flood Risk Assessment User Guide: Householder Extensions in Flood Zone 2 and Areas of Medium to High Surface Water Flooding

This User Guide has been produced to assist applicants in preparing a Flood Risk Assessment (FRA) in support of householder extensions in Flood Zone 2 or household applications in areas of medium to high surface water flood risk. It aims to clarify the requirements of Core Strategy CS26 (Flooding) (2011) and the Flood Risk Supplementary Planning Document (SPD) (May 2016). These documents can be found at: www.elmbridge.gov.uk/planning/sdps/flood-risk/

Why is a FRA required?

National guidance advises that minor developments are unlikely to raise significant flood risk **unless** specific issues arise as defined in paragraph 47 of the Planning Practice Guidance (PPG) produced by Government. Elmbridge Strategic Flood Risk Assessment (SFRA) published May 2015 advises that in significant parts of the Borough there is potential for minor development to be considered to be having a cumulative impact on flood risk in the local area as a result of impact on flood storage capacity and flood flows. Therefore, it is appropriate to take a precautionary approach to **all** development within areas identified as being at risk of flooding.

Why can't I just hand in an 'EA standard table'?

The Environment Agency is not responsible for assessing the implications for 'minor' development, this responsibility lies with the Council.

The Council needs to have the necessary information to effectively assess the impact of the development and make a judgment that the proposed mitigation measures are sufficient. The EA table does not provide the sufficient detail to address the flood risk concerns that are affecting Elmbridge and the Council has provided a specific Flood Risk SPD because of the risk of flooding in Borough.

The Council is responsible for ensuring that the cumulative impact of these small scale developments is reduced as over time this could have significant implications for flood storage and flow routing within the Borough and could result in human risk.

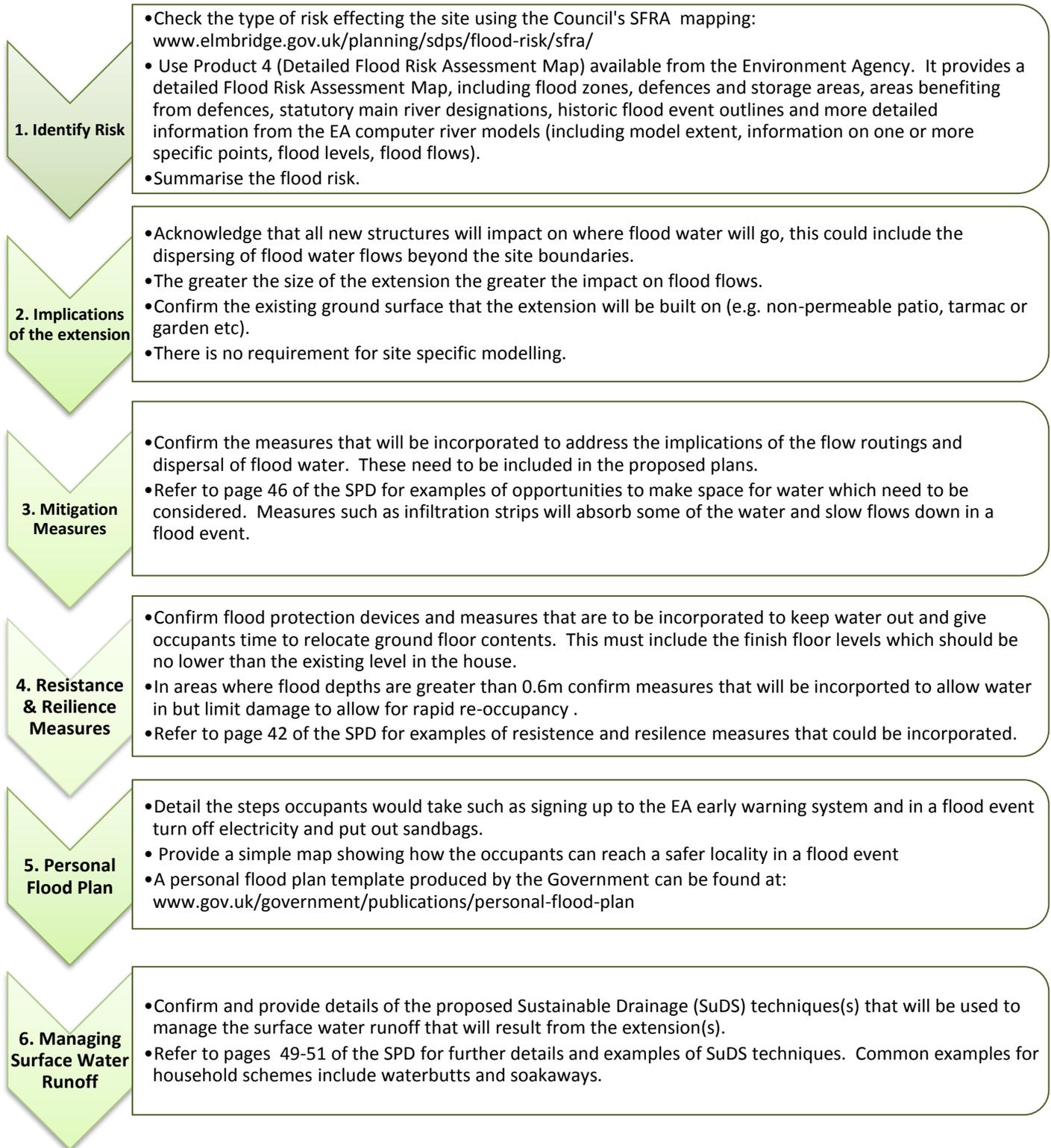
What should my FRA contain?

1. **Identify the risk** of flooding from all sources (taking into account climate change).
2. **Consider the implications** of the extension(s) on flood waters.
3. Confirm the **mitigation measures** to manage this impact.
4. Confirm the **resistance and resilience measures** to be incorporated into the design of the extension to minimise the impact if a flood occurs.
5. Provide a **Personal Flood Plan** detailing what action owners/occupiers would take in the event of a flood and the route they would take when leaving their home in a flood event.
6. Confirm the **Sustainable Drainage** (SuDS) techniques to manage any increase in surface water runoff caused by the extension. **If your site is only in an area of medium to high surface water flood risk the FRA just needs to complete step 6.**

Important Notice:

If a FRA fails to provide sufficient detail in line with this guide, this may result in the refusal of the application. Once an application is submitted there will be no opportunity for further information to be provided during the determination of an application.

The completion of a FRA will not automatically mean that the development is acceptable in flood risk terms.



Importance Notice:

**All measures need to be clear within the FRA and associated plans.
Recommendations are not sufficient**