Flood Risk Assessment
Site address 59,Chapel Street,Glossop ,SK13 8AT
(Relating to Flood Zone 2)

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

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

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). We recommend the FRA meets 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. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

Continued...

1The help pages are available to see on the Environment Agency website www.environment-

agency.gov.uk on the flood risk standing advice pages.

Site address & 59,Chapel Street,Glossop ,SK13 8AT
(Relating to Flood Zone 2) (yes confirmed)

development
description: SINGLE STOREY REAR EXTENSION
Print Name: BARRY WINTERBOTTOM
Signature: BARRY WINTERBOTTOM

Date: 11-07-11
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.
PPS25 FRSA (national) version 3.0
Advice issued on 24th January 2011

Table 1.0

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 Datum2 1
(Newlyn)
In order to deliver safe development as required by
PPS25, we strongly advise the following -
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
(Floor level to be 300mm above existing ground level)
Average ground level of the site in relation to

Ordnance Datum (Newlyn)
· 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.(no basement rooms)
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)
LPA's role: Ensure that the level information has been provided and the standards set out above have been met.(existing ground plus 300mm)
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.
In order to deliver safe development as required by PPS25, we strongly advise the following -
For single storey buildings or ground floor subdivisions with no access to higher floors, users of the development have access to a refuge set above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change.
LPA's role: Ensure that the provision of a safe refuge for single storey buildings complies with the above information. 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
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).

Continued…

2 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 (yes confirmed)

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 preapplication 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 5.51 and 5.54)

· Meets the requirements of Approved Document Part H of Building Regulations 2000.

LPA's role: Look for assurance from the applicant(yes confirmed)

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).
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'.
LPA's 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 by the applicant first
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.
End of comment

PLANS DRAWN

Barry Winterbottom FRICS