

Table 11–1: Flood Risk Guidance Table

Development Category	Flood Scenario	Development (including boundary walls etc.) within 20 metres of the top of a bank of a main river.	Development including culverting or control of flow of any river or stream.	Within Flood Zone 3b	Within Flood Zone 3a (1% annual probability flood extent)	Within Flood Zone 2 (0.1% annual probability flood extent)	Within Flood Zone 1 (<0.1% annual probability flood extent)	Indicative Flood Zones 3b, 3a or 2	Sewer Flooding	Groundwater Flooding	Overland Flow	Artificial Sources	
									For areas defined as at medium or high risk of flooding from this source the following issues must be considered	For areas defined as at medium or high risk of flooding from this source the following issues must be considered	For areas defined as at medium or high risk of flooding from this source the following issues must be considered	For areas defined as at medium or high risk of flooding from this source the following issues must be considered	
Householder development and alterations	Non-residential extensions with a footprint of less than 250m ²	Change of use FROM 'water compatible' TO 'less vulnerable' development	Change of use RESULTING IN 'highly vulnerable' or 'more vulnerable' development	Operational development of less than 1 hectare	Operational development of 1ha or greater	Consult Environment Agency with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment
						Refer to Fluvial Flood Note 1 (FFN 1)	Refer to Fluvial Flood Note 1 (FFN 1)		Refer to Floodplain Definition Note 1(FDN 1)	Refer to Sewer/Drainage Flood Note 1(SFN 1)	Refer to Groundwater Flood Note 1(GWFN 1)	Refer to Overland Flow Flood Note 1(OFFN 1)	Refer to Artificial Sources Flood Note 1(ASFN 1)
						Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment
						Refer to Fluvial Flood Note 1 (FFN 1) and Fluvial Flood Note 2 (FFN 2)	Refer to Fluvial Flood Note 1 (FFN 1) and Fluvial Flood Note 2 (FFN 2)		Refer to Floodplain Definition Note 1(FDN 1)	Refer to Sewer/Drainage Flood Note 1(SFN 1) and Sewer/Drainage Flood Note 2(SFN 2)	Refer to Groundwater Flood Note 1(GWFN 1)	Refer to Overland Flow Flood Note 1(OFFN 1)	Refer to Artificial Sources Flood Note 1(ASFN 1) and Artificial Sources Flood Note 2(ASFN 2)
						Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment	Consult Local Planning Authority with Flood Risk Assessment

Key:
Scenarios colour coded Green the will be assessed by the Environment Agency as a statutory consultee
Scenarios colour coded Yellow will be assessed by the Local Authority

The green cells of the above table are repeated from those provided by the Environment Agency Standing Advice Development and Flood Risk – England found on <http://www.environment-agency.gov.uk/research/planning/33098.aspx>. Any apparent inconsistencies are presented for faithfulness to the original source.