## **CAPITA SYMONDS**



Table 11-1: Flood Risk Guidance Table

Flood Scenario Development Category	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  For areas defined as at medium or high risk of	Groundwater Flooding  For areas defined as at medium of high risk or	Overland Flow  For areas defined as at medium of high risk or	Artificial Sources  For areas defined as at medium of high risk or
								flooding from this source the following issues must be considered	flooding from this source the following issues must be considered	flooding from this source the following issues must be considered	flooding from this source the following issues must be considered
Householder development and alterations	Consult Environment Agency River Margin Management Plan required. FURTHER INFORMATION http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA showing design details of any culvert or flow control structure proposed.  Environment Agency Flood Risk Management Permission and/or Water Quality Discharge Consent may be required.  FURTHER INFORMATION  http://www.environment-agency.gov.ukfresearch/planning/33098.aspx	Residential development including extensions to building footprints is not appropriate.  Necessary to preserve existing functional floodplain and because risks to building in these areas are too great.  FURTHER INFORMATION  http://www.envircomment.agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment Refer to Fluvial Flood Note 1 (FFN 1)  FURTHER INFORMATION http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment  • Refer to Fluvial Flood Note 1 (FFN 1)	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency  Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment  • Refer to Sewer/Drainage Flood Note 1(SFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Groundwater Flood Note 1(GWFN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Artificial Sources Flood Note 1(ASFN 1)
Non- residential extensions with a potprint of less than 250m <sup>2</sup>	Consult Environment Agency River Margin Management Plan required. FURTHER INFORMATION http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA showing design details of any culvert or flow control structure proposed.  Environment Agency Flood Risk Management Permission and/or Water Quality Discharge Consent may be required.  FURTHER INFORMATION  http://www.environment-agency.gov.ukfresearch/planning/33098.aspx	Extension to non-residential developments in Flood Zone 3b is not appropriate.  Necessary to preserve existing functional floodplain and because risks to building in these areas are too great.  FURTHER INFORMATION http://www.envircoment-agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment  Refer to Fluvial Flood Note 1 (FFN 1) and Fluvial Flood Note 2 (FFN 2)  FURTHER INFORMATION http://www.environment-agency.gov.uk/rosearch/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment  Refer to Fluvial Flood Note 1 (FFN 1) and Fluvial Flood Note 2 (FFN 2)	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency  • Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Sewer/Drainage Flood Note 1(SFN 1) and Sewer/Drainage Flood Note 2(SFN 2)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Groundwater Flood Note 1(GWFN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Artificial Sources Flood Note 1(ASFN 1) and Artificial Sources Flood Note 2 (ASFN 2)
change of use FROM vater compatible' TO 'less vulnerable' development	Only Consult Environment Agency if site falls within Flood Zone 3 a or 3b Flood Risk Assessment Required  River Margin Management Plan required.  FURTHER INFORMATION  http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency under part IV, Section 109 (1) of the Water Resources Act 1991 to gain consent when plans include erection of any structure in, over or under a watercourse Environment Agency Flood Risk Management Permission and/or Water Quality Discharge Consent may be required.  FURTHER INFORMATION  http://www.environment-agency.gov.uk/research/planning/33098.aspx	Less vulnerable uses are not permitted in Flood Zone 3b.  Flood Evacuation Plan required for all other developments  FURTHER INFORMATION  http://www.nvfromment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA  Flood Evacuation Plan required  FURTHER INFORMATION  http://www.environment- agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment  Refer to Fluvial Flood Note 1 (FFN 1) and Fluvial Flood Note 2 (FFN 2)	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency  Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Sever/Drainage Flood Note 1(SFN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Groundwater Flood Note 1 (GWFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Artificial Sources Flood Note 1(ASFN 1) and Artificial Sources Flood Note 2 (ASFN 2)
Change of use ESULTING IN 'highly rulnerable' or 'more vulnerable' development	Only Consult Environment Agency if site falls within Flood Zone 3a or 3b Flood Risk Assessment Required River Margin Management Plan required FURTHER INFORMATION http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency under part IV. Section 109 (1) of the Water Resources Act 1991 to gain consent when plans include erection of any structure in, over or under a watercourse Environment Agency Flood Risk Management Permission and/or Water Quality Discharge Consent may be required.  FURTHER INFORMATION  http://www.environment-agency.gov.kufresearchylanning/33098.aspx	Highly and more vulnerable uses are not permitted in Flood Zone 3b.  Flood Evacuation Plan required for all other developments  FURTHER INFORMATION  http://www.environment-agency.gov.uk/research/planning/33098.aspx	Highly vulnerable uses are not permitted in Flood Zone 3a  Consult Environment Agency with FRA  Flood Evacuation Plan required  Furner, heromanno  http://www.environment-agency.gov.uk/rasearch/planning/33098.aspx	Consult Environment Agency with FRA  • Flood Evacuation Plan required  Further Reconation http://www.environment- agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority	Pre application Consultation with Local Planning Authority and Environment Agency  • Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Sewer/Drainage Flood Note 1(SFN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Groundwater Flood Note 1(GWFN 1)	Consult Local Planning Authority with Flood Risk Assessment Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Artificial Sources Flood Note 1(ASPN 1) and Artificial Sources Flood Note 2 (ASPN 2)
Operational development of less than 1 hectare	Consult Environment Agency River Margin Management Plan required. FURTHER INFORMATION http://www.environment-agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA showing design details of any culvert or flow control structure proposed.  Environment Agency Flood Defence Consent required.  FURTHER INFORMATION  http://www.environment.agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA and Sequential Test soldence (and where required confirm Exception Test has been applied).  Only water compatible uses are permitted in this flood zone and essential infrastructure through the process of the Exception Test.  Flood Evacuation Plan required  FURTHER INFORMATION  http://www.workformment: agency.ou.wiresearchylanning/33098.aspx	Consult Environment Agency with FRA and Sequential Test sevidence (and where required confirm Exception Test has been applied) Flood Evacuation Plan required FURTHER, INFORMATION http://www.environment. agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA and Sequential Test evidence (and where required confirm Exception Test has been applied) Flood Evacuation Plan required  FURTHER INFORMATION http://www.environment.agency.gov.uk/research/planning/33098.aspx	Consult Local Planning Authority with Flood Risk Assessment  Refer to Fluvial Flood Note 1(FFN 1) Fluvial Flood Note 2 (FFN2) and Fluvial Flood Note 3 (FFN3)  Flood Evacuation Plan required  Drainage Strategy Required	Pre application Consultation with Local Planning Authority and Environment Agency  • Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Sewer/Drainage Flood Note 1(SPN 1), 3 (SFN 2) and Flood Note 3 (SFN 3)  (SFN 3)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Groundwater Flood Note 1(GWFN 1) and Groundwater Flood Note 2 (GWFN 2)	Consult Local Planning Authority with Flood Risk Assessment Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment Scores Flood Scores Flood And Artificial Scores Flood Note 2 (ASFN 2)
Operational evelopment of 1ha or greater	Consult Environment Agency A Flood Risk Assessment is required for all sites over tha. River Margin Management Plan required. Further Information http://www.environment- agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA showing design details of any culvert or flow control structure proposed.  A FRA is required for all sites over tha.  Environment Agency Flood Risk Management Permission and/or Water Quality Discharge Consent may be required.  FURTHER INFORMATION  http://www.environment.agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA and Sequential Test swidence (and where required confirm Exception Test has been applied).  Only water compatible uses are permitted in this flood zone and essential infrastructure through the process of the Exception Test.  Flood Evacuation Plan required  FURTHER INFORMATION  * http://www.anvironment.agency.ou.wifesearchy/planning/33098.aspx	Consult Environment Agency with FRA and Sequential Test sevidence (and where required confirm Exception Test has been applied)  Flood Evacuation Plan required  FURTHER INFORMATION  Http://www.environment.agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA and Sequential Test evidence (and where required confirm Exception Test has been applied) Flood Evacuation Plan required FURTHER INFORMATION http://www.environment.agency.gov.uk/research/planning/33098.aspx	Consult Environment Agency with FRA.  A Flood Risk Assessment would need to be undertaken on all sites greater than 1Ha in size in compliance with PPS25.  FURTHER INFORMATION  • http://www.environment-agency.gov.uk/research/planning/33098.aspx	Pre application Consultation with Local Planning Authority and Environment Agency  Refer to Floodplain Definition Note 1(FDN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Sewer/Drainage Flood Note 1(SFN 1), Sewer/Drainage Flood Note 2(SFN 2) and Sewer/Drainage Flood Note 3 (SFN 3)	Consult Local Planning Authority with Flood Risk Assessment Refer to Groundwater Flood Note 1(GWFN 1) and Groundwater Flood Note 2 (GWFN 2)	Consult Local Planning Authority with Flood Risk Assessment Refer to Overland Flow Flood Note 1(OFFN 1)	Consult Local Planning Authority with Flood Risk Assessment  Refer to Artificial Sources Flood Note 1(ASFN 1) and Artificial Sources Flood Note 2 (ASFN 2)

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 <a href="http://www.environment-agency.gov.uk/research/planning/33098.aspx">http://www.environment-agency.gov.uk/research/planning/33098.aspx</a>. Any apparent inconsistencies are presented for faithfulness to the original source.