



Householder and Other Minor Extensions Flood Risk Assessments (FRA) Information and Form

Introduction

Flooding from rivers and coastal waters is a natural process that plays an important role in shaping the natural environment. Flooding can also threaten life and cause substantial damage to property. Although flooding cannot be entirely prevented, its impacts can be avoided and reduced through good planning and management.

All forms of flooding and their impact on the natural and built environment are material planning considerations.

The planning process looks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk of flooding. Please see the [Planning Practice Guidance](#) relating to Flood risk and coastal change. Where new development is necessary in high risk areas, it must be made safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Flooding should be considered as early as possible in preparing development proposals.

When do I need to provide a FRA?

If you are submitting a planning application for small scale proposals (householder development/domestic extensions, or non-domestic extensions of less than 250sqm footprint) on a site which is located within flood risk zone 2 or 3 you should complete the simple table in Box 1 to satisfy the requirement to provide a site specific flood risk assessment.

All other applications for development in areas identified as being at potential risk of flooding must be accompanied by a site specific flood risk assessment developed in accordance with the requirements of the Planning Practice Guidance.

South Somerset District Council's Local Flood Risk Standing Advice can be found here:

<https://www.southsomerset.gov.uk/planning-and-building-control/planning-permission/planning-information/>
Follow the matrix and review the relevant Sheet. The relevant sheet will detail what you need to demonstrate or include within your application.

If you do not provide this information or a site specific flood risk assessment your application will be **invalid**.

Before submitting a FRA you should refer to the Environment Agency's standing advice (see www.gov.uk/environment-agency). Flood Zones can be checked using the Environment Agency website <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

It is your responsibility to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed. Flood resistance and resilience measures should not be used to justify development in inappropriate locations where sequential and exceptions tests cannot be passed.

Useful reading

Department of Communities and Local Government (2012), National Planning Policy Framework. London, DCLG.