PPS25 FRSA (national) versi
Advice issued on 24th January

on 3.0
2011

Environment Agency

Householder and other minor extensi

Applications for planning permission should be accompani
submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-dor
created by the development does not exceed 250 sq. m
dwelling is being created, e.g. a self-contained annex

We recommend that:

Planning Authorities:

1) Refer the applicant to the standing advice pages on the
a copy of this page for them to include as part of the pl
2) Check the planning application to ensure that one or ot
has been incorporated.

Applicants:

Complete the table below and include it with the planning a
with the supporting evidence, will form the Flood Risk Asse
Local Planning Authority (LPA) that flood risk issues have

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the supporting information part of their FRA
Either:	Details of any flood proof
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate	resistance techniques, to accordance with *'Improv performance of new build*
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrat shows finished floor level known or modelled flood All levels should be state Ordnance Datum[1]

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater base
flooding. The LPA may hold additional guidance for b

Self-contained basement dwellings are 'highly vulnerable'
Flood Zone 3. We are fundamentally opposed to these de

Continued...

[1] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newl
lines on Ordnance Survey maps measure heights above OD for example, thou

ons in Flood Zones 2 and 3

ed by a completed form. An electronic version can be

nestic extensions where the additional footprint
netres. It should NOT be applied if an additional

e Environment Agency website or provide them with
anning application submission.
her of the mitigation measures from the table below

application submission. The table, together
essment (FRA) and will act as an assurance to the
been adequately addressed

ADUR DISTRICT COUNCIL
Adur & Worthing Councils, Civic Centre,
web www.adur-worthing.gov.uk

LPA with the details below as	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
ing / resilience and	FLOOR LEVELS WILL REMAIN THE
be included in ng the flood lings' CLG (2007)	SAME THIS IS AN APPLICATION FOR CHANGE OF USE ONLY. NO BUILDING WORK WILL TAKE PLACE OTHER THAN ADDING EXTRACTION THE BUILDING WILL BE UN ALTERED.
ed by a plan that s relative to the level d in relation to	ADUR & WORTHING PLANNING SERVICE
	AN AWDM/1489/12
	DATE VALID 19 DEC 2012

ments should be avoided in areas at risk of
asement extensions.

development and should not be permitted in
velopments.

lyn in Cornwall from which heights above sea level are taken The contour
gh these are not accurate enough for a flood risk assessment.

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