Flood Zone 2 - Householder Flood Risk & Drainage Checklist

	Planning Application Validation Requirements	
	Flood Risk	**Check**
	A simple Flood Risk Assessment report. This must provide the information set out below and follow Government Flood Risk Standing Advice Guidance See the City Council's *Householder Guidance for Flooding and Drainage* for more information. Relevant sections of the guidance are included below.	
1	Identification of the flood zone within which the site is located. Identify whether any part of the site is in the functional floodplain (Flood Zone 3b). Refer to Sections 2.1 and 2.2	
2	An up to date design flood level for the site. Refer to Section 2.3. This should be the 100yr (or 1%) flood level with a 40% climate change allowance.	
3	The finished floor level of the development related to Ordnance Datum (m AOD). For extensions the floor level should be no lower than the existing floor level, but preferably no less than 300 mm above the design flood level.	
4	External ground levels of the site to Ordnance Datum (m AOD).	
5	A brief assessment of the flooding risk from other sources such as surface water, ground water, sewer, reservoir, historic flooding etc. See Section 2.6.	
6	Details of the flood resilience / flood resistance proposals. These are required to a height of 600mm above the design flood level. Refer to Section 2.7.	
	Drainage	
	What is the total impermeable area in square metres (additional footprint of building and hardstanding area) resulting from the proposal?	

	The drainage items in rows 7 and 8 must be submitted for developments resulting in an increase in impermeable area of 50 m^2 or more (See sections 2.10 to 2.15. of the *Householder Guidance for Flooding and Drainage* for more information)	
7	Provide an outline drainage layout plan showing: 1. All the proposed new roof / driveway / paving areas marked with sizes in m^2, **and,** 2. The proposed drainage layout including, where used: the location and size of the flow control; the location and size of the surface water attenuation / storage facility; the locations and sizes of any soakaways	
8	Where soakaways are proposed, the results of a BRE 365 infiltration test **and** the soakaway sizing calculations must be provided.	
	Watercourses	
9	Identification of any areas of the site that are within 8 m of a watercourse (measured from top of bank). This includes culverted (below ground) watercourses, where the 8 m starts from the edge of the culvert.	