

# Hull Local Flood Risk Standing Advice -

To be used in conjunction with the Local FRSA Map

	A	B	C	D	E	F	G	H
1	Cat	Class	Dvlp't within 20 metres of bank top of Main River	Within FZ 3a iii (red)	Within FZ 3a ii (orange)	Within FZ 3a i (Yellow)	FZ 2 (Green)	FZ 1 No Colour
2	Mino Dvlp't		Consult EA with FRA	No Consult - add condition ensuring floor levels no lower than existing	No Consult - add condition ensuring floor levels no lower than existing	No Consult - add condition ensuring floor levels no lower than existing	No Consult - add condition ensuring floor levels no lower than existing	No Consult - see comment
3	Change of Use Resulting In	Highly Vulnerable	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA with FRA	No Consult - see comment
4		More Vulnerable	Consult EA with FRA	Consult EA with FRA	No Consult - FRA to confirm floor levels of 600mm plus 300mm flood proofing & place of safety above 5mAOD	No Consult - FRA to confirm floor levels of 300mm plus 300mm flood proofing & place of safety above 5mAOD	No Consult - FRA to confirm floor levels of 300mm plus place of safety above 5mAOD	No Consult - see comment
5		All other classes	No Consult - See Comment	No Consult - See Comments	No Consult - See Comment	No Consult - See Comment	No Consult - See Comment	No Consult - see comment
6	Non Major Dvlp't	Highly Vulnerable	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA with FRA. LPA considers relevant tests	No Consult - see comment
7		All other classes	Consult EA with FRA. LPA considers relevant Tests	Consult EA with FRA. LPA considers relevant Tests	No Consult - FRA to confirm floor levels of 600mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus place of safety above 5m AOD. LPA considers relevant tests	No Consult - see comment
8	Major Dvlp't	Highly Vulnerable	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA with FRA. LPA considers relevant tests	No Consult - see comment
9		More Vulnerable	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	No Consult - FRA to confirm floor levels of 600mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus place of safety above 5m AOD. LPA considers relevant tests	No Consult - see comment
10		Less Vulnerable	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	No Consult - FRA to confirm floor levels of 600mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus 300mm flood proofing & place of safety above 5m AOD. LPA considers relevant tests	No Consult - FRA to confirm floor levels of 300mm plus place of safety above 5m AOD. LPA considers relevant tests	No Consult - see comment
11		Water Compatible	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	No Consult - see comment
12		Essential Infrastructure	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	No Consult - see comment
13	All Dvlp't over 1 hectare	Highly Vulnerable	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA - Objection in Principle	Consult EA with FRA. LPA considers Sequential and Exception test evidence	Consult EA with FRA
14		More Vulnerable	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA
15		Less Vulnerable	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA
16		Water Compatible	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA
17		Essential Infrastructure	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential and Exception Test evidence	Consult EA with FRA. LPA considers Sequential Test evidence	Consult EA with FRA

# **Hull flood risk assessment definitions and clarification**

## **Definitions**

### **Minor development**

- householder development and alterations, for example sheds, garages, games rooms, within the boundary of the existing dwelling as well as physical extensions to the existing dwelling itself
  - non-residential development extensions with a footprint of 250 square metres or less
- Does NOT include any proposed development that would create a separate dwelling within the cartilage (boundary) of the existing dwelling, for example subdivision of houses into flats.

### **Major development**

- residential developments of 10 dwellings or more. Or, if the number of dwellings is not specified, where the site area is 0.5 hectares or more.
- non residential developments with floorspace to be provided is more than 1000 square metres. Or, if the floorspace is not specified, where the site area is 1 hectare or more.

### **Non-major development**

This refers to all development types that do not fall within the minor or major development categories defined above including –

- residential developments greater than householder but less than 10 dwellings/0.5hectares
- non-residential developments greater than 250 square metres but less than 1000 square metres of new floorspace or 1 hectare.

### **Change of use**

Where an application will result in a material change of use. This excludes any developments where the footprint of the building(s) will increase.

### **A development over 1 hectare in size**

Where the red-line planning application site is greater than 1 hectare in size. A hectare is equivalent to 10,000 square metres or 2.5 acres.

### **Flood direction**

The flood direction means that when a local planning authority (LPA) is mindful to approve a major planning application, where the Environment Agency has an outstanding objection on flood risk grounds, the application must be referred to the Secretary of State to give them the opportunity to 'call-in' the application. This means the Secretary of State would determine the application instead of the LPA.

This will apply to major developments (Including developments over 1ha) in Flood Zones 2 or 3 (SFRA) which lie in red matrix cells, where a flood risk assessment is not provided or it is not accepted by the Environment Agency. It will also apply to major development in Flood Zones 2 or 3 (SFRA) which lie in green matrix cells where the minimum flood risk mitigation measures have not been met or alternative measures cannot be agreed with the Environment Agency.

The Flood Direction should only be triggered once exhaustive discussions and re-consultation has taken place between the LPA, Environment Agency and applicant, to try to resolve the problem.

## **Clarification**

### **Raised floor levels**

Floor levels must be raised above average site level or adjacent road frontage level, whichever is higher. Adjacent road frontage level is the average between the gutter and crown of road

### **Floodproofing**

Guidance on floodproofing can be found here

[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)

### **Place of safety**

A place of safety should be 5m AOD, this is most commonly a first floor or above. On single storey buildings this could include a loft or roof top with reasonable access; in these cases a flood evacuation plan may also be necessary. All new development in Hull, on sites lower than 5m AOD, should require such a place of safety.

### **Sites falling in a number of different flood risk areas**

Refer to the SFRA map.

When sites lie within a number of different flood zone areas, take a precautionary approach and choose the matrix cell which applies to the area of higher risk.

### **Development involving a number of different 'vulnerability classifications'**

Refer to the Standing Advice table.

When a mixed use development is proposed, take a precautionary approach and choose the matrix cell which applies to the most vulnerable use. Whether the uses are located on particular storeys should not be considered.

### **Differences between Hull's SFRA map and the Environment Agency's Flood Map**

The Environment Agency's Flood Map is done at a national scale as a broad indication of areas at risk from flooding. Because virtually all of Hull is in Flood Zone 3, it is difficult to manage flood risk spatially. The SFRA has been done specifically for Hull and makes use of up-to-date information on all sources of flooding, as well as higher resolution modelling than the Flood Map. The SFRA mapping therefore takes precedence over the Flood Map in all instances.

### **Validity of the SFRA Maps and challenge**

Refer to the SFRA map.

The SFRA maps are the best available information at the time of publishing. They represent comprehensive consideration of flooding from all sources, as well as modelling information at a far greater resolution than the Environment Agency's flood map. We welcome comments on areas where there are localised problems which have not been acknowledged in the SFRA. This information will be considered when the SFRA maps are updated over time.

### **Definition of a FRA (flood risk assessment)**

The matrix uses the term FRA throughout but it can relate to different requirements. For all red cells which require consultation with the EA with FRA, the FRA should include the Sequential Test and the Exception Test (Where relevant), including a technical assessment of the flood risk vulnerability of the site and mitigation measures. The Sequential Test and parts 'a' and 'b' of the Exception Test will be considered by the LPA. FRAs and part 'c' of the Exception Test will be considered by the EA. For green cells the FRA must confirm the minimum floor level, floodproofing measures, and place of safety requirements as specified.

Further advice on the content of a FRA are set out in Annex E of PPS25 which can be found here

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement25>.

### **Definition of Sequential and Exception Tests**

Guidance on these tests can be found in PPS25 here

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement25> and in the PPS25 Practice Guide which can be found here

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/324694>. The Environment Agency has also published some guidance which can be found here <http://www.pipernetworking.com/floodrisk/sequential.html>.

The tests should be undertaken using the SFRA map.

### **Impacts within Strategic Development Areas**

In the city centre area action plan (AAP) area ([http://www.hullcc.gov.uk/portal/page?\\_pageid=221,98217&\\_dad=portal&\\_schema=PORTAL](http://www.hullcc.gov.uk/portal/page?_pageid=221,98217&_dad=portal&_schema=PORTAL)) the Sequential and Exception Tests will not be required provided the proposal is for a city centre use (as defined in the AAP) and that no 'more vulnerable' uses are proposed on ground floors. However, the new development must be made safe from flooding – part 3 of the Exception Test

Figure 10.3 of the SFRA shows the flood risk zones and the Strategic Development Areas.

In the Gateway Housing Market renewal areas a Sequential test is not required. However, the new development must be made safe from flooding – part 3 of the Exception Test

### **Study areas for Sequential Test**

The starting point for the study area should be the Hull City Council boundary, unless it can be justified otherwise. Instances where this may be acceptable could include city centre uses in the city centre area action plan area, or housing (or related) developments in specifically identified housing renewal areas.

### **Identifying which flood risk area a site is in**

Figure 10.3 of the SFRA shows the flood risk zones and the Strategic Development Areas.

### **'Change of Use' where the vulnerability class is not increasing**

Such developments can provide an opportunity to increase the flood resistance or resilience of an existing building. The applicant is advised to incorporate mitigation

measures to increase the resistance and resilience of the building(s) to flooding. However, mitigation measures will only be required by a planning condition for developments resulting in 'more vulnerable' developments. And a FRA demonstrating what measures will be incorporated will only be required in the highest risk areas (see matrix).

### **Definition of 'vulnerability classification'**

The matrix includes a brief description. More detailed definitions are provided in Table D.2 of PPS25 (Pages 25 and 26). PPS25 can be viewed here <http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement25>.

### **Basement dwellings**

Duplex style basement dwellings will generally be permitted. This means that the dwelling must span both basement and ground floor levels as a minimum, and there must be access to a place of safety at 5m AOD. However, no sleeping accommodation will be permitted at basement level.

### **Locations close to a 'Main River'**

Refer to the SFRA map.

### **Contact us**

Telephone the development control section on (01482) 612 345 and a planning officer will often be available to assist or someone will get back to you.