**Flood Risk Assessment Checklist – Major Applications**

| Item | Description | Applicant to Complete / Planner to check  *Insert information into the boxes below.*  *If included in a separate document, please include the document reference and page number in the boxes below.* | Planner to check if it has been submitted *(Yes / No)* |
| --- | --- | --- | --- |
| 1 | **Site Details** | | |
| Site address |  |  |
| Description of the development |  |  |
| 2 | **Site Surveys (if appropriate)** |  |  |
| Topographic survey |  |  |
| Details of existing site layout, drainage and pre and post development impermeable areas |  |  |
| Ground investigation including groundwater level information (for seasonally high groundwater level), potential contamination and infiltration testing (to BRE365 or similar) |  |  |
| Existing drainage scheme survey e.g., CCTV or historic plans |  |  |
| 3 | **Plans and Drawings** | | |
| Layout drawing including drainage scheme, SuDS and other water features. Including invert levels, cover levels, conveyance systems any pipe gradients, flow directions and labels that match any drainage modelling calculations. Outfall locations, control devices, attenuation systems and water quality treatment features should also be included. |  |  |
| High level construction management plan including phasing access arrangements and operational characteristics. Temporary drainage and water pollution including discharge points and flow controls should be included. |  |  |
| Landscaping planting scheme for vegetated SuDS |  |  |
| Maintenance plan and confirmation in principle of adopting authority for the lifetime of the development |  |  |
| 3 | **Assessments** | | |
| Assessment of flooding from all sources of flooding.  Using the Environment Agency’s Flood Maps, please include fluvial, surface water and reservoir flooding.  *This can be provided in the form of screenshots from the Environment Agency’s website, with the property location clearly identified.*  Please also check the risk of groundwater flooding, sewer flooding and historic flood information.  *If the development includes excavation of a new basement, site-specific information is required to assess the risk of groundwater flooding.* |  |  |
| Evidence of threshold levels designed to be at least 150mm above the external ground level. |  |  |
| Evidence of finished floor levels at least 300mm above the design flood level. |  |  |
| Details of flood resistance and resilience measures. |  |  |
| Safe access and egress for new developments. |  |  |
| **Basements**  All basements at risk of flooding from surface water or reservoir failure must have access situated 300mm above the design flood level to be utilised in an emergency.  Self-contained basement dwellings should be located outside of areas of surface water flood risk or at risk of flooding from reservoir failure.  All drainage connections from basements to sewers should be fitted with a one-way valve to prevent drains flooding the basement if they surcharge. |  |  |
| Full supporting calculations for the drainage design including design parameters using FEH and predevelopment greenfield runoff rates / volumes.  *All new developments should utilise SuDS and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.* |  |  |
| Critical storm simulation results of the conveyance network by level and discharge for events 100%, 3.33%, 3.33% plus climate change, 1% and 1% AEP plus climate change. |  |  |
| Evidence of calculations to support the sizing of storage features to accommodate the 3.33% AEP plus climate change and 1% AEP climate change critical storms. |  |  |
|  | Evidence and drawing of where any flooding would occur during a 1% AEP plus climate change critical storm event would occur. Information should include extent, depth, and velocity of flooding, demonstrating that it would not leave the site boundary. |  |  |
|  | Drawing showing exceedance flows greater than 1% AEP plus climate change or if the drainage system is compromised. |  |  |
|  | Evidence that that the SuDS hierarchy and the 4 pillars have been met. |  |  |
| 4 | **Supplementary Evidence** |  |  |
| Confirmation of any consents required |  |  |
|  | Confirmation of discharge location approval (in principal agreements from third parties if appropriate) |  |  |
|  | Evidence of predevelopment discharge capacity analysis (where discharging from an existing pipe). |  |  |