

Flood risk assessments

What do I submit with my planning application?

Introduction

Flooding and the potential impacts of flooding are something we take into account in our decisions. The planning process aims to:

- direct development away from areas at the highest risk of flooding
- avoid inappropriate development in areas at risk of flooding
- ensure that where new development is necessary in high risk areas, it is made safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

When do I need to provide a site specific flood risk assessment?

It is a Government requirement that a site specific flood risk assessment is undertaken and submitted with any of the following planning application types:

- All proposals of 1 hectare or greater in Flood Zone 1
- All proposals for new development in Flood Zones 2 and 3
- All proposals within Flood Zone 1 where the site has critical drainage problems (as notified to the local planning authority by the Environment Agency)
- Proposals where a development or change of use to a more vulnerable class may be subject to other sources of flooding

If proposal falls within one of these categories, you must provide a site specific flood risk assessment **before** we can validate your application.

Who's responsibility is it to undertake a site specific flood risk assessment?

The Government expects developers to undertake a site specific flood risk assessment. You may need to employ a suitably qualified consultant or flood engineer to do this for you.

Where can I find further advice about site specific flood risk assessment?

The Government's [National Planning Practice Guidance](#) provides further information and links about the consideration of flood risk flood risk assessments in the planning process.

What information does a site-specific flood risk assessment need to include?

The Government's [National Planning Practice Guidance](#) explains that the objectives of a site-specific flood risk assessment should be to:

- establish whether a proposal is likely to be affected by current or future flooding from any source
- establish whether a proposal will increase flood risk elsewhere
- establish whether the measures proposed to deal with flood effects and risks are appropriate
- provide the evidence for the local planning authority to apply the Sequential Test where necessary
- establish whether the development will be safe and pass the Exception Test if applicable

Your site specific flood risk assessment should demonstrate how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of the development's users. The [Government publishes a checklist](#) of the information they expect your flood risk assessment to include.

Useful links and documents

- [National Planning Policy Framework](#)
- [National Planning Practice Guidance](#)

Contacting us

You can contact us in a number of ways:

Phone us: For general enquiries there is a duty planner available 9.30am - 12.30pm (Monday to Friday) to talk to on 01539 724555.

See us: We run regular planning surgeries in Glenridding, Gosforth and Keswick where you can meet an officer face to face. These are first come first served, so there's no need to book, just turn up (although you might need to wait). Check our website or call us for details.

Write to us: Written pre-application advice requests must include a location plan and the form that is available on our website (www.lakedistrict.gov.uk/planningadviceinwriting).