Appendix A

Planning response to the Sequential Test

A1 PPS25 Flood Zones and flood risk vulnerability classification

Table A1. Flood Zones (adapted from PPS25 Table D.1)

Zone 1 Low Probability

Definition

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

FRA requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

Zone 2 Medium Probability

Definition

This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Appropriate uses

The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this zone.

Subject to the Sequential Test being applied, the highly vulnerable uses in Table D.2 are only appropriate in this zone if the Exception Test (see para. D.9.) is passed.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

Zone 3a High Probability

Definition

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses

The water-compatible and less vulnerable uses of land in Table D.2 are appropriate in this zone.

The highly vulnerable uses in Table D.2 should not be permitted in this zone.

The more vulnerable and essential infrastructure uses in Table D.2 should only be permitted in this zone if the Exception Test (see para. D.9) is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Zone 3a High Probability *(continued)*

Policy aims

In this zone, developers and local authorities should seek opportunities to:

i. reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques;

ii. relocate existing development to land in zones with a lower probability of flooding; and

iii. create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

Zone 3b The Functional Floodplain

Definition

This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).

Appropriate uses

Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be there should be permitted in this zone. It should be designed and constructed to:

– remain operational and safe for users in times of flood;

– result in no net loss of floodplain storage;

– not impede water flows; and

– not increase flood risk elsewhere.

Essential infrastructure in this zone should pass the Exception Test.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

i. reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques; and

ii. relocate existing development to land with a lower probability of flooding.

Table A2. Flood risk vulnerability classification (adapted from PPS25 Table D.2)

Essential Infrastructure	• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	• Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent.[19]
More Vulnerable	• Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. • Non–residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste.[20] • Sites used for holiday or short-let caravans and camping, **subject to a specific warning and evacuation plan**.
Less Vulnerable	• Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non–residential institutions not included in 'more vulnerable'; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment plants. • Sewage treatment plants (if adequate pollution control measures are in place).
Water-compatible Development	• Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel workings. • Docks, marinas and wharves. • Navigation facilities. • MOD defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, **subject to a specific warning and evacuation plan**.

[19] DETR Circular 04/00 – para. 18: *Planning controls for hazardous substances.* www.communities.gov.uk/index.asp?id=1144377

[20] See *Planning for Sustainable Waste Management: Companion Guide to Planning Policy Statement 10* for definition. www.communities.gov.uk/index.asp?id=1500757

Notes:

1) This classification is based partly on Defra/Environment Agency research on Flood Risks to People (FD2321/TR2)[21] and also on the need of some uses to keep functioning during flooding.

2) Buildings that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.

3) The impact of a flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and other risk mitigation measures needed to ensure the development is safe may differ between uses within a particular vulnerability classification.

Appendix B

Regional Spatial Strategy for Yorkshire and Humber (2008)

B1 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026

B1.1 Policy ENV1: Development and flood risk

POLICY ENV1: Development and flood risk

A The Region will manage flood risk pro-actively by reducing the causes of flooding to existing and future development, especially in tidal areas, and avoid development in high flood risk areas where possible.

B Allocation of areas for development will follow a sequential approach and will be in the lowest risk sites appropriate for the development (identified by Strategic Flood Risk Assessments).

C Flood management will be required to:

1. Facilitate development in the cities of Leeds, Bradford, Sheffield, Hull and York, coastal towns including Bridlington, Grimsby, Scarborough, and Whitby, inland urban areas including Doncaster, Goole, Halifax, Scunthorpe, Selby and Wakefield where there is little development land available outside high flood risk zones, and land on the south bank of the Humber, provided the sequential approach has been used to inform decisions regarding flood risk`
2. Protect parts of the strategic transport network, especially the Selby-Hull, Doncaster-York, and Doncaster-Immingham transport corridors
3. Provide flood storage, habitat creation and managed realignment in areas around the Humber, and other river corridors as required
4. Provide positive land management for flood alleviation, particularly in the upland areas of the Yorkshire Dales, the North York Moors, the Howardian Hills and the Pennines.

OUTCOMES	INDICATORS	TARGETS
Flood risk will be successfully managed by limiting development and providing suitable defences to existing property in vulnerable areas.	Number of planning permissions granted contrary to sustained objections from Environment Agency about flood risk.	Nil planning permissions granted contrary to sustained objections from Environment Agency
	Condition of flood defences.	95% of defences in good or better condition by 2021.
	Population living in high flood risk areas	No increase in population living in flood risk areas
Flood risk will not have been a barrier to achieving regeneration and economic regional and sub regional priorities, provided the development proposals have followed the land allocation process set out in PPS25.	Local authorities with completed Strategic Flood Risk Assessments.	100% of local authorities by 2008.

LEAD ROLES	MAIN MECHANISMS
Local Authorities.	Local Development Frameworks. Strategic Flood Risk Assessments. Development control. Surface Water Management Plans.
Yorkshire Forward.	Regional Economic Strategy.
Environment Agency.	Catchment Flood Management Plans. Regional Water Resources Strategy. Humber Estuary Strategic Management Plans. Capital Works Programme.
Highways Agency	Investment plans and decisions.
Network Rail	Investment plans and decisions.
Forestry Commission	English Woodland Grant Scheme Regulatory controls.
Internal Drainage Boards	Investment plans and decisions.

B1.2 Policy ENV7: Agricultural land

POLICY ENV7: Agricultural land

A If development of agricultural land is required it should take place on poorer quality land wherever possible and appropriate.

B Development or use of agricultural land in appropriate locations will be encouraged for the following:

1. Provision of renewable energy crops, especially biomass for co-firing in power stations in the Selby area
2. Tourism, especially in the Yorkshire Dales, North York Moors, Yorkshire and Lincolnshire Wolds, Humberhead levels and the coast
3. Creation of woodland, especially in East, South and West Yorkshire
4. Positive land management for flood alleviation, and increased water storage capacity on farms, especially in remoter rural areas
5. Wildlife habitat creation schemes, especially links between habitats
6. Outdoor recreation projects, especially in areas of poor health in South and West Yorkshire
7. Local produce for sale on site of main farm business
8. Local waste management schemes, such as composting.

OUTCOMES	INDICATORS	TARGETS
The Region's resource of good quality agricultural land will have been safeguarded and enhanced	Extent and condition of agricultural land.	Stabilise quantity and quality of agricultural land. No loss of good quality (grades 1, 2 and 3a) agricultural land.

LEAD ROLES	MAIN MECHANISMS
Local Authorities.	Local Development Frameworks. Development control.
Natural England	Strategies, plans projects and investment decisions.
Forestry Commission	Regional Forestry Strategy. English Woodland Grant schemes.
Environment Agency.	Catchment Flood Management Plans.
Yorkshire Forward	Regional Economic Strategy.
YHA	Regional Energy Infrastructure Strategy. Rural Development Framework Strategy for Sustainable Farming and Food.
Yorkshire Tourist Board	Regional Strategic Tourism Framework.

B1.3 Policy C1: Coast sub area policy

POLICY C1: Coast sub area policy

Plans, strategies, investment decisions and programmes for the Coast sub area should:

A Roles and functions of places

1. Strengthen the role of Scarborough as a Sub Regional Town serving much of the sub area and a focus for urban renaissance
2. Develop the Principal Town roles of Bridlington and Whitby
3. Maintain the role of Local Service Centres

B Economic development

1. Diversify the sub area's economic base, opening up employment opportunities, with tourism, sport and recreation, and other employment generating development and major new infrastructure at Scarborough and Bridlington
2. Review housing stock in Scarborough and Bridlington to ensure it meets changing housing market needs
3. Respond to peripherality by developing tourism, local services and businesses which utilise but do not compromise environmental, landscape and heritage assets

C Environment

1. Protect and enhance the unique character, heritage and biodiversity of the undeveloped coast and coastal waters, and protect the integrity of internationally important biodiversity sites
2. Conserve the geomorphological importance and natural beauty of the North York Moors National Park coast, the Flamborough Head coast, and Spurn Head and investigate extending Heritage Coast definition between Scarborough and Flamborough Head
3. Protect the historic seaside character of coastal settlements and upgrade their town centres and the seaside settings
4. Avoid the risk from flooding, erosion and landslip along the coast, through roll-back approaches to relocate existing uses
5. Improve marine water quality and maintain and extend 'blue flag' standards

POLICY C1: Coast sub area policy *continued*

D Transport

Strengthen the Coast sub area's transport services, infrastructure and reduce peripherality by improving:

1. the main east-west corridors and public transport links to the Tees Valley City Region, the cities of York and Hull and the conurbations of South and West Yorkshire
2. public transport access to coastal hinterlands and the North York Moors National Park
3. north-south links to secure better public transport links between coastal settlements

E Strategic patterns of development

1. Focus most development on Scarborough, with development at Bridlington in line with its role as a Principal Town and to assist regeneration
2. Ensure that development in and around Whitby safeguards its particular historic urban form and setting and the North York Moors National Park
3. Encourage appropriate development to support the regeneration and sustain the roles and viability of Local Service Centre coastal settlements

F Regionally significant investment priorities

1. Improve the public realm and quality of the built environment of coastal resorts and the coast's natural environment as the basis for economic diversification and regeneration

G Joined up working

1. Promote developing economic and social partnerships and partnership approaches to coastal, shoreline and marine management and conservation through Integrated Coastal Zone Management Plans, Shoreline Management Plans and Heritage Coast Management Plans

OUTCOMES	INDICATORS
The coastal environment, quality and character of the sub area has been protected and enhanced and its assets have been a driver to improve the quality of places and diversify their economic role.	Management and quality of the coastal environment. Quality and condition of the sub area's historic attributes. Countryside quality in the sub area.
Within the context of safeguarding the quality and character of the sub area, the roles of Scarborough, Bridlington and Whitby have been strengthened through an appropriate scale of housing development and economic diversification and the roles of Local Services Centres have been supported by small scale development, to meet local housing needs and small scale economic diversification.	Success of the sub area economy. Health of Sub Regional Town and Principal Town centres. Affordable housing provision. Condition of internationally important biodiversity sites.

B1.4 Policy YH2: Climate change and resource use

POLICY YH2: Climate change and resource use

Plans, strategies, investment decisions and programmes should:

A Help to meet the target set out in the RES to reduce greenhouse gas emissions in the region in 2016 by 20-25% (compared to 1990 levels) with further reductions thereafter by:

1. Increasing population, development and activity in cities and towns
2. Encouraging better energy, resource, and water efficient buildings
3. Minimising resource demands from development
4. Reducing traffic growth through appropriate location of development, demand management, and improving public transport and facilities for walking and cycling
5. Encouraging redevelopment of previously developed land
6. Facilitating effective waste management
7. Increasing renewable energy capacity and carbon capture

B Plan for the successful adaptation to the predicted impacts of climate change by:

1. Minimising threats from and impact of coastal erosion, increased flood risk, increased storminess, habitat disturbance, increased pressure on water resources, supply and drainage systems;
2. Maximising opportunities from: increased growing season; greater tourism potential; and warmer urban environments.

OUTCOMES	INDICATORS	TARGETS
Greenhouse Gas Emissions will have been reduced	Greenhouse gas emissions.	Reduce GHG emissions from the region in 2016 by 20-25% (compared to 1990 levels) with further reductions thereafter.
The Region will continue to adapt successfully to the predicted impacts of climate change.	Number of planning permissions granted contrary to sustained objections from Environment Agency about flood risk.	Nil planning permissions granted contrary to sustained objection from Environment Agency.
Resource use will have reduced	Energy, resource and water efficiency of buildings. Renewable energy capacity. Waste managment facilities.	Increase average home energy rating to SAP 65 by 2016 for all stock. All new publicly funded housing meets at least level 3 of the Code for Sustainable Homes. All new Regional Development Agency funded development meets at least BREEAM "very good".

LEAD ROLES	MAIN MECHANISMS
Local Authorities	LDFs LTPs Other strategies, plans, programmes and investment decisions.
Regional, sub regional and local organisations	Strategies, plans, programmes and investment decisions.

Appendix C

Ryedale District Local Plan

C1 Policy ENV25: Development and flood risk

In order to minimise flood risk, proposals for development will be assessed against:-

- the advice of the Environment Agency;
- the level of actual risk involved;
- the need for urban regeneration and the redevelopment of previously developed land; and
- the following criteria:-

A In areas with a high risk of flooding*, new development, including proposals which involve the raising of land, will only be permitted where:-

(i) In the case of areas that are considered by the Environment Agency to act as functional flood plain, there would be no development except for essential transport and utilities infrastructure which could not be located in an area of lower risk. Where, exceptionally, such development is permitted this will be subject to satisfactory design and compensatory flood storage measures;

ii) In the case of areas within development limits, new development will be permitted provided that flood defences to the appropriate standard for the proposed development are available or will be provided. In such cases, the proposed buildings and layout should be adequately designed to resist flooding. Development will only be permitted where it would not increase the risk of flooding elsewhere, and the proposal includes, where necessary, the provision of adequate compensation measures to prevent this occurring.

(iii) In all other high risk areas outside development limits, proposals which involve general purpose housing and residential or institutional accommodation will not be permitted. Job-related residential development and commercial and industrial proposals will only be permitted where that location is essential and there are no alternatives in areas of lower risk. Where, exceptionally, development is permitted this will be subject to the provision of satisfactory flood prevention measures and associated compensatory flood storage measures.

B Developers will be required to fully fund the provision and future maintenance of flood mitigation and defence measures required as a result of their proposals, including any consequent works to prevent additional flood risk to other properties. Any flood protection or mitigation measure should not have any material adverse effect upon the nature conservation value of the area or detract from the character or setting of nearby settlements or Listed Buildings or sites of archaeological value.

C A Flood Impact Assessment, prepared in consultation with the Environment Agency, will be required to be submitted with any planning application that is within an area considered to be at risk from flooding or that would materially increase the risk of flooding through run-off.

D Development that would increase the risk of flooding through altered surface water run-off must include adequate measures to prevent this. Wherever appropriate, new development should incorporate a sustainable drainage system in order to manage water run-off rates and so assist with the prevention of flooding.

* The ‘approximate extent of the area liable to flood’ in the Plan area is shown on the Proposals map and accompanying insets. This represents the area of high risk i.e. with an annual probability of flooding of 1% or greater. However, this information is indicative and is liable to change. For detailed information on areas at risk from flooding, including the location and extent of functional flood plains, consult the Environment Agency.

Appendix D

Scarborough Borough Local Plan

D1 Policy E.19: Flooding and Coastal Erosion

DEVELOPMENT WHICH IS LIKELY TO LEAD TO AN INCREASE IN FLOODING OR COASTAL EROSION WILL NOT BE PERMITTED.

Justification:

1. PPG20: "Coastal Planning" advises that development should be minimised in areas at risk from flooding and not generally be permitted in areas that would need expensive engineering works to protect developments on land subject to erosion by the sea or defend land which might be inundated by the sea.

2. Constraints on local authority finance mean that there is little likelihood of extending the defended coastline or of raising the standard of existing defences. There are also localised inland areas which are susceptible to flooding. This policy applies to those areas.

3. The Water Resources Act 1991 required the NRA (now Environment Agency) to undertake surveys to identify "Flood Risk" areas. However, the results for the Local Plan were not available in time to be defined on the Proposals Map. The effects of individual proposals will be assessed in consultation with the Environment Agency.

4. Developers will be expected to cover the costs of assessing surface water drainage impacts resulting from their development and evaluation of any flood risk, together with any costs involved in the provision of measures to mitigate such risks.

5. The condition of the coastline is preserved through a delicate balance of coastal processes. Even minor interruptions to the supply of sediments can lead to sudden and permanent steepening and lowering of beaches. This in turn can lead to an increase in erosion of any unprotected cliff and an increased threat to any coastal or flood defence structure. The marine extraction of sand and gravel could potentially upset this balance. There could also be implications for the area's beaches which are a major tourism asset.

6. When responding to consultations, the Council will normally oppose proposals to extract sand or other aggregates within an area which contributes, or potentially contributes, to the sediment supply for the coastline.

Appendix E

North Yorks Moors NP Core Strategy

E1 Development Policy 2: Flood risk

DEVELOPMENT POLICY 2
Flood Risk

Development will only be permitted where:

1. It complies with the sequential approach as set out in Planning Policy Statement 25.
2. It will not lead to an increase in flood risk elsewhere.
3. A site specific Flood Risk Assessment is submitted where required.
4. In the case of flood defences, they form part of a Catchment Flood Management Plan or other approved programme of flood management.

Applicants should refer to:

- Planning Policy Statement 25 – Development and Flood Risk
- Regional Spatial Strategy – Policy ENV1
- North East Yorkshire Strategic Flood Risk Assessment
- Design Guide Supplementary Planning Document

The Authority, in partnership with Ryedale District Council, Scarborough Borough Council, the Regional Assembly for Yorkshire and the Humber and the Environment Agency, commissioned a Strategic Flood Risk Assessment in 2006. This provides information on the extent of flood risk in the study area, as well as signposting means of reducing the risk of flooding through the planning process and wider land management initiatives and adds further value to the Environment Agency's flood risk maps. The Strategic Flood Risk Assessment will help to inform any allocations for development in further Development Plan Documents.

Flood zones have been developed by the Environment Agency. Zone 1 is where there is little or no risk of flooding, in Zone 2 there is a low to medium risk and in Zone 3 there is a high risk. The Environment Agency publishes maps of flood risk on its website www.environment-agency.gov.uk which identify these zones and should be referred to as the most up to date source of information on flood risk. These maps are continually being updated and will be used in the consideration of this policy. Due to its upland nature most of the Park is within Zone 1 however along the river corridors and in coastal areas there are tracts of land which fall within Zones 2 and 3.

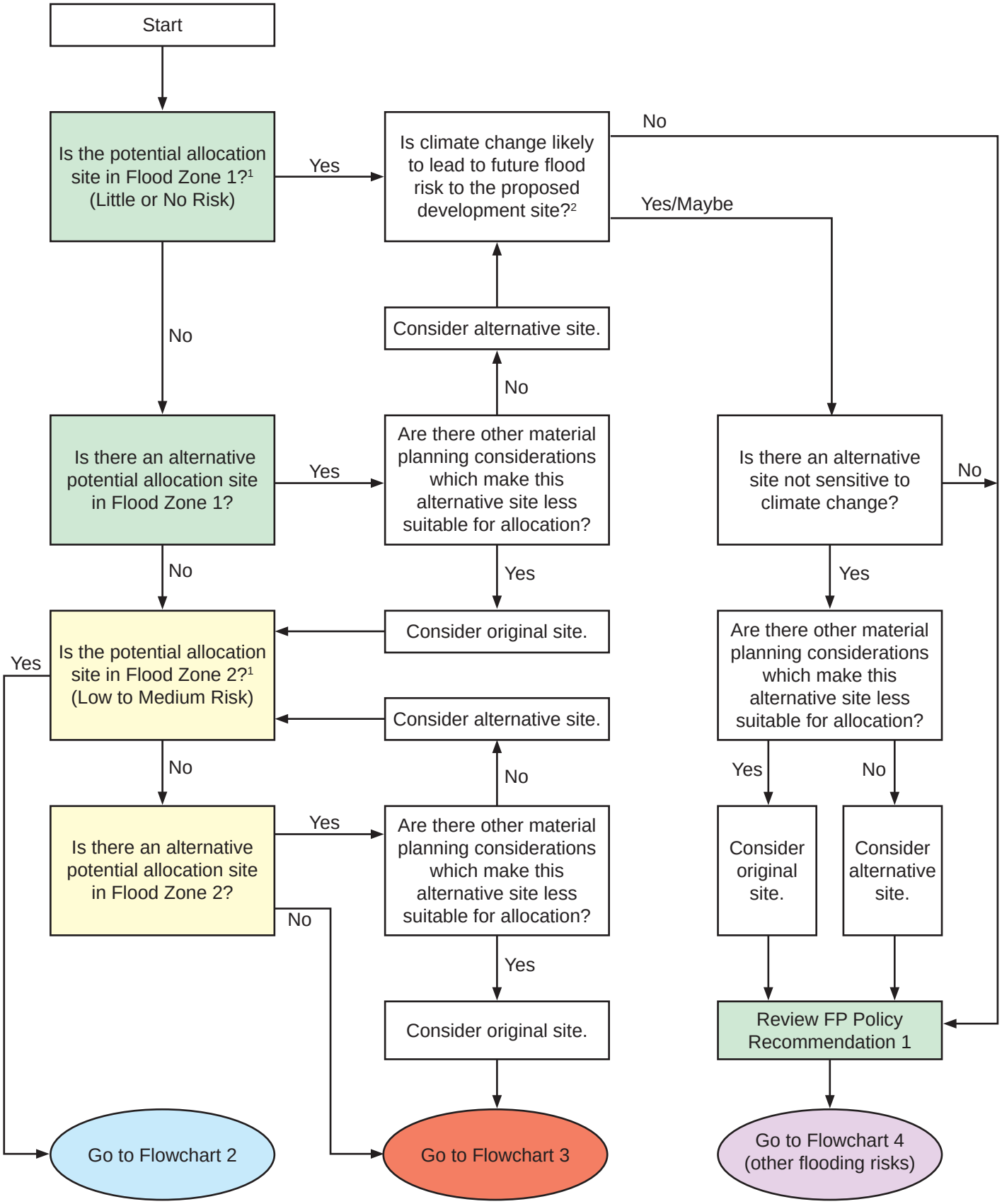
Planning Policy Statement 25 sets out a sequential approach which seeks to direct development away from Zones 2 and 3 unless the development is minor, the use would be acceptable in these higher zones or there are exceptional circumstances. The development will be expected to conform to any existing flood protection measures and include additional flood resilience measures where appropriate. A site specific Flood Risk Assessment will be required alongside any application in flood Zones 2 or 3, or an application in Zone 1 where the site is larger than 1 hectare. Even where development is located in Zone 1 consideration should still be given to ensuring that flood risk elsewhere is not increased through run-off.

Appendix F

Summary flowcharts for forward planning

F1

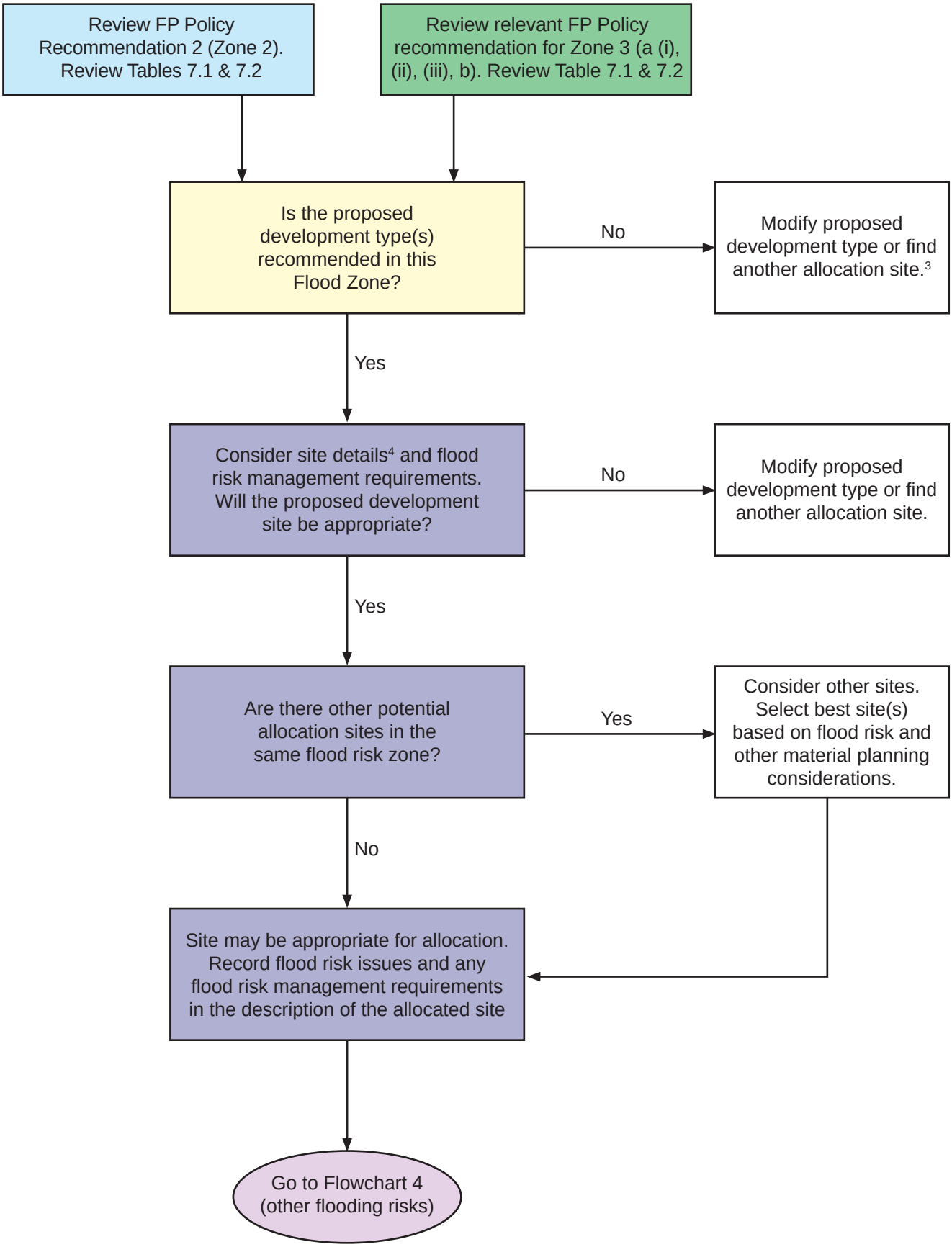
Flowchart 1



[1] Details of Flood Zone extents for Northeast Yorkshire are given in Section 6.1 and Figure 6.1 and in Sections 10 and 11 for key settlements. The Environment Agency regularly update the Flood Zone maps. It is recommended that the Environment Agency website is checked for these updates.

[2] See relevant settlement description (Sections 10 and 11)

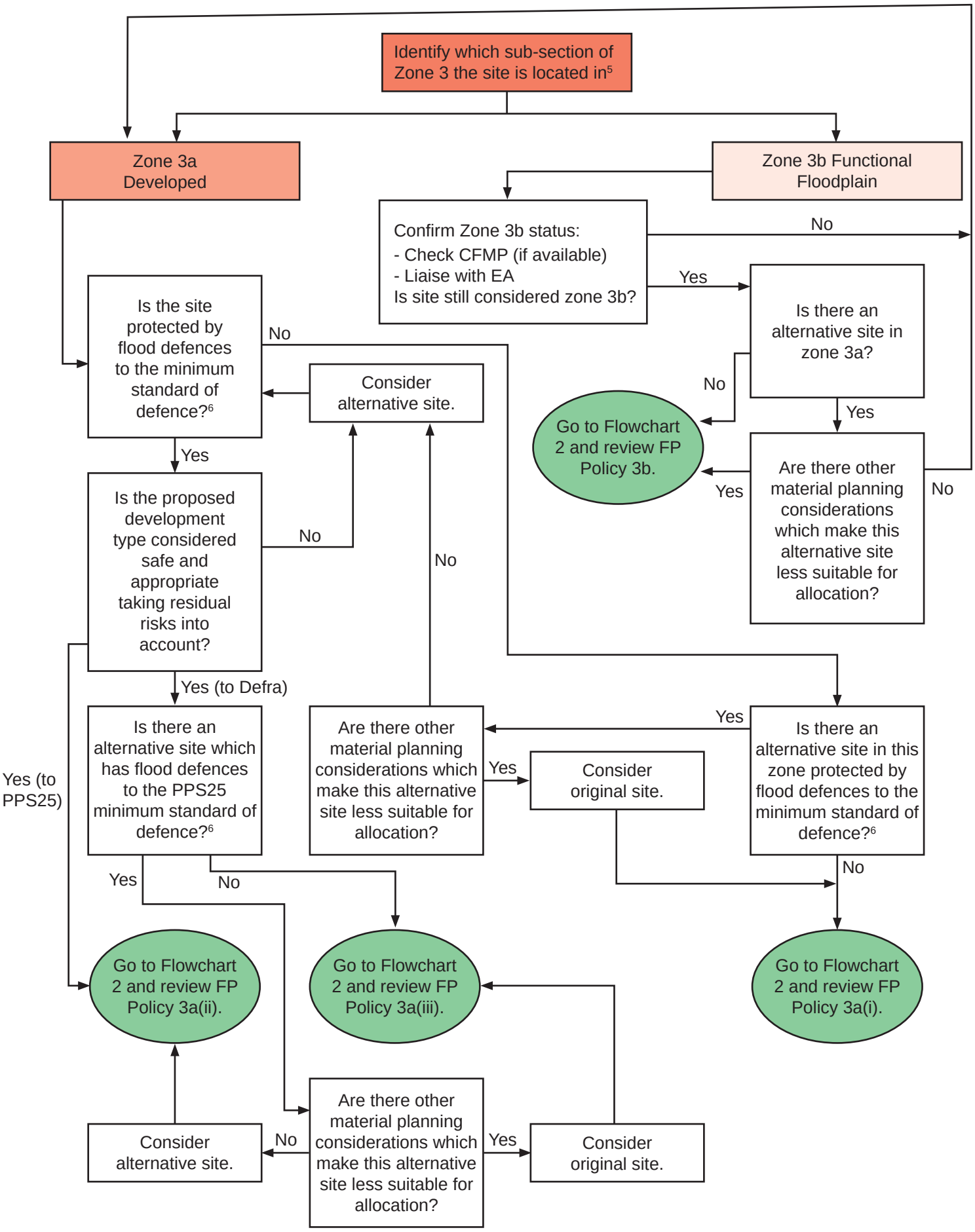
Flowchart 2



[3] Unless there are other material planning considerations which make allocation of this site necessary

[4] Sections 10 and 11 provide some details of relevant flood risk issues for key settlements. Section 12 provides some advice on flood risk management measures which may need to be incorporated into developments

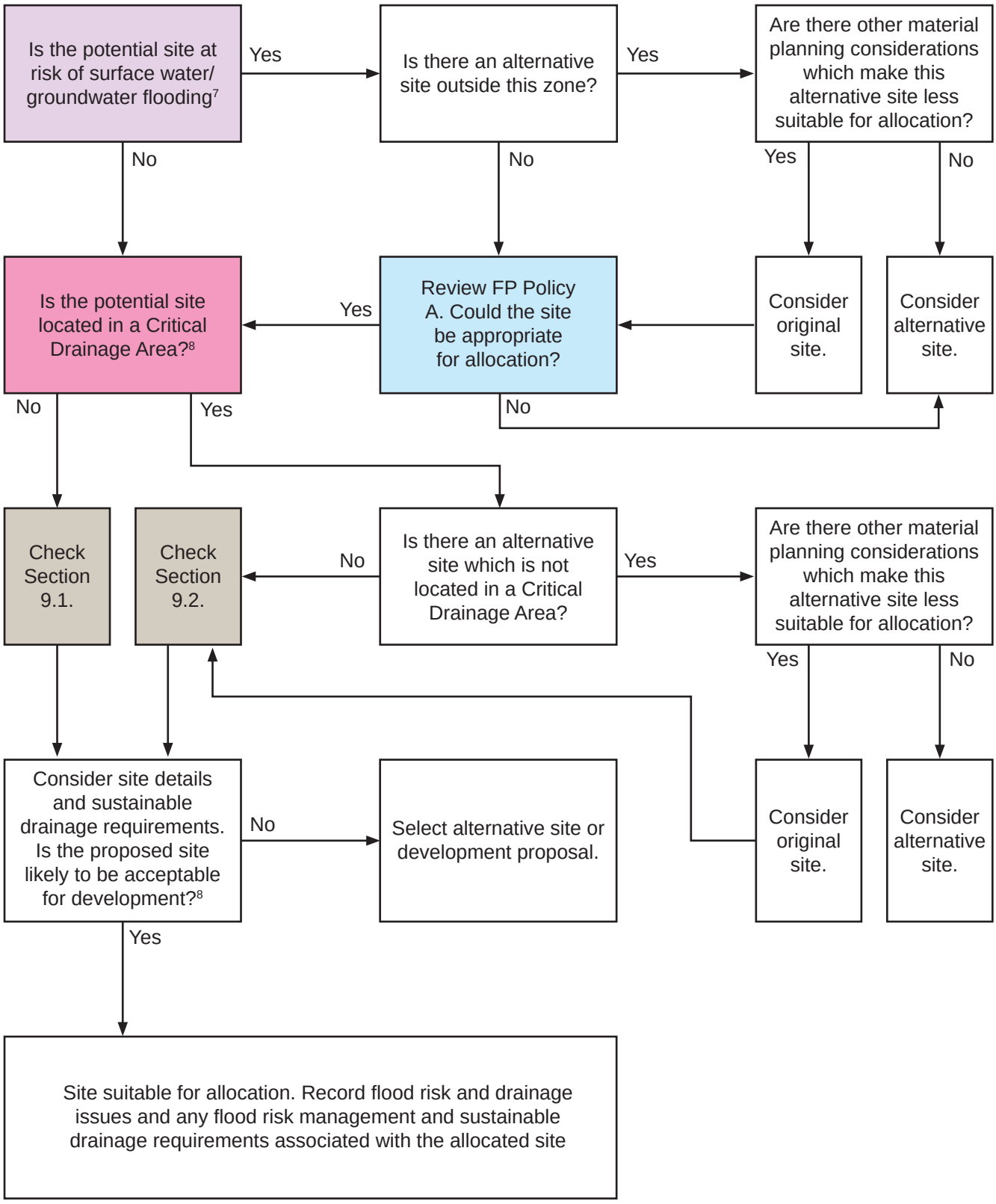
Flowchart 3



[5] Details of Flood Zone extents for Northeast Yorkshire are given in Section 6.1 and Figure 6.1 and in Sections 10 and 11 for key settlements. Section 6.1 describes the different types of Zone 3 floodplain.

[6] Note that in the FP guidance two flood defence standards are given. (1) PPS25 minimum standard (Policy 3a (ii)), (2) Defra minimum standard (Policy 3a (iii)). See also Section 6.1.1.

Flowchart 4



[7] See section 6.3, Figure 6.3 and the relevant settlement description (Section 10 or 11)

[8] See section 6.4 Figure 6.4 and the relevant settlement description (Section 10 or 11)

[9] Run-off implications of a development should be assessed for all zones and controlled, where practicable, through the use of sustainable drainage systems (SuDS).

Appendix G

Environment Agency Standing Advice

G1 Environment Agency Standing Advice

The Environment Agency have produced Standing Advice to enable local planning authorities to make decisions on low risk planning applications where flood risk is an issue without directly consulting the Environment Agency, and to allow identification of those higher risk situations where the Environment Agency should be consulted. This Advice is available on-line at: http://www.environment-agency.gov.uk/research/planning/82584.aspx

The Standing Advice 'consultation matrix' is provided below. This sets out when the EA need to be consulted and the amount and type of information the consultation should contain. Advice is also provided through this matrix. For further information please refer to the web address above.

A1 Development Category	B1 Development (including boundary walls etc.) within 20 metres of the top of a bank of a Main River	C1 Includes culverting or control of flow of any river or stream	D1 Within Flood Zone 3	E1 Within Flood Zone 2	F1 Within Flood Zone 1
A2 Non-residential extensions with a footprint of less than 250 sq. metres; and Householder development and alterations	B2 Consult EA on flood defence consent requirements	C2 Consult EA with FRA showing design details of any culvert or flow control structure proposed	D2 No Consultation - see standard comment	E2 No Consultation - see standard comment	F2 No EA consultation required
A3 Change of use FROM 'Water Compatible TO 'Less Vulnerable' development*	B3 Only consult EA if site also falls within Flood Zone 3. FRA Required	C3 No EA consultation required	D3 Consult EA with FRA	E3 No EA consultation required	F3 No EA consultation required
A4 Change of use RESULTING IN 'Highly Vulnerable' or 'More Vulnerable' development*	B4 Only consult EA if site also falls within Flood Zone 3 or 2. FRA Required	C4 No EA consultation required	D4 Consult EA with FRA	E4 Statutory standing advice MAY apply - choose from list	F4 No EA consultation required
A5 Operational Development less than 1 hectare	B5 Consult EA on flood defence consent requirements	C5 Consult EA with FRA showing design details of any culvert or flow control structure proposed	D5 Highly Vulnerable - EA likely to object but consult EA with FRA Other vulnerabilities- consult EA with FRA and Sequential Test evidence and where required confirm Exception Test has been applied	E5 Statutory standing advice MAY apply - choose from list	F5 No consultation required - see surface water management good practice advice - see standard comment
A6 Operational Development of 1 hectare or greater	B6 Consult EA on flood defence consent requirements	C6 Consult EA with FRA showing design details of any culvert or flow control structure proposed	D6 Highly Vulnerable - EA likely to object but consult EA with FRA Other vulnerabilities- consult EA with FRA and Sequential Test evidence and where required confirm Exception Test has been applied	E6 Highly vulnerable- consult EA with FRA and Sequential Test evidence and confirm Exception Test has been applied Other vulnerabilities- consult EA with FRA and Sequential Test evidence	F6 Consult EA with FRA

	Consult Environment Agency with information as detailed **Note: Highly Vulnerable development is NOT appropriate in Flood Zone 3 and only Water Compatible development is appropriate in functional floodplain (Flood Zone 3b)**
	Do not consult the Environment Agency -no comment.
	Standing advice / standard comments.
*	EA has no comment to make regarding change of use applications not included within the matrix.