Huntingdonshire
DISTRICT COUNCIL

Household and Other Minor Extensions in Flood Zones 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created, eg. a self-contained annex.

Applicants: Please complete the table below and include it with your planning application submission. The table, together with the supporting evidence, will form your Flood Risk Assessment (FRA) and assure the local planning authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	**Applicant to provide the LPA with the supporting information detailed below as part of their FRA**	**Applicant to indicate their choice in the box below. Enter 'yes' or 'no'**
Either Floor levels with the proposed development will be set no lower than existing levels AND flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques to be included in accordance with 'Improving the flood performance of new dwellings' CLG 2007	YES
Or Floor levels with the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum.[1]	NO.

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater, basements should be avoided in areas at risk of flooding. Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in flood zone 3.

Guidance

You may find it useful to read the following guidance issued by the Environment Agency and the Department for Environment, Food and Rural Affairs:

Flood risk assessment – standing advice
Flood risk assessment in flood zones 2 and 3
Permeable surfacing of front gardens: guidance

[1] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for an FRA.

Huntingdonshire
DISTRICT COUNCIL

Biodiversity Checklist

Applicants: Please complete the table below and include it with your planning application submission. Should you answer yes to any of the questions we will need a Preliminary Ecological Assessment submitted as a minimum and any surveys as required.

Site Details	Yes	No
To the best of your knowledge are any protected species, such as, but not limited to, bats, specially protected birds such as barn owls or Kingfishers, great crested newts, reptiles, water voles, badgers or otters present within the site or would be affected by the proposal?		✓
Does the proposal affect or is it within 5m of a river stream, ditch, canal or lake?		✓
Is the proposal within 250m of a pond?		✓
Does the proposed development constitute or include the modification, conversion, demolition or removal of any part of a building/structure (especially roof voids) involving the following? • All agricultural buildings (e.g. farmhouses/barns) particularly of brick or stone and/or exposed wooden beams? • All buildings with weather boarding/hanging tiles that are within 200m of woodland and/or water? • Pre-1960 detached buildings/structures within 200m of woodland/water? • Pre-1914 buildings within 400m or woodland/water? • Pre-1914 buildings with gable ends or slate roofs, regarding of location? • All tunnels, kilns, icehouses, adits, military fortifications, air raid shelters, cellars and similar underground structures? • Proposals affecting gravel pits or quarries, crevices or caves? • All bridge structures, aqueducts and viaducts? • Lighting of churches and Listed Buildings or flood lighting of green space within 50m if woodland, water, field hedgerows or lines of trees with connectivity to woodland or water? • Affecting woodland, or field hedgerows. Especially those near to water bodies? • Proposals within 200m of rivers, streams, canals, lakes or other aquatic habitats? • Buildings and walls with thick, dense ivy covering? • Tall walls (2m+) with crevices? • Proposed tree work (felling/lopping) old/veteran trees		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Does the proposed development directly affect any derelict land, allotments, woodland or hedgerows/ditches?		✓
Will the proposed development impact directly/indirectly a Site of Special Scientific Interest (SSSI) or County Wildlife Site (CWS), SPAs, SACs ,NNRs ,RAMSAR sites or Local Geological Sites (LGS) ?		✓
Does the application site include any areas of priority habitat? (See magic defra and 'habitats' layer)		✓

If you would like more information on local biodiversity please see Wildlife BCN or Cambridgeshire Bat Group