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(SUR2) Flood Risk _



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Technical Guide November 2010 Criteria

- 2 available credits
- Credits worth 0.55% points each
- Mandatory Element: No

Aim: To promote housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Criteria

EITHER

Two credits are available for developments situated in Zone 1 – *low annual probability of flooding* (as defined in PPS25 *Development and Flood Risk*) and where the site-specific *Flood Risk Assessment (FRA)* indicates that there is low risk of flooding from all sources.

OR

One credit is available for developments situated in Zones 2 and 3a – *medium and high annual probability of flooding* where the finished ground floor level of all habitable parts of dwellings and access routes to the ground level and the site, are placed at least 600 mm above the *design flood level* of the *flood zone*.

The Flood Risk Assessment accompanying the planning application must demonstrate to the satisfaction of the local planning authority and statutory body that the development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any *residual risk* can be safely managed.

* Supplementary guidance will be published by the Welsh Assembly Government to reflect planning policy and practice in Wales. The guidance which will not materially affect the aims and objectives of the Surface Water Run Off requirements of the Code, will be based on Technical Advice Note 15 (TAN 15) which supplements Planning Policy Wales, and surface management techniques currently in force in Wales.



[Full SUR2 2010 Issue](#)

Technical Guide May 2009 Criteria

- 2 available credits
- Credits worth 0.55% points each
- Mandatory Element: No

Aim: To encourage housing development in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding.

Assessment Criteria: Mandatory Sur1 Elements must be achieved as stated in technical guide. Up to 2 Credits are available for further improving management of rainwater runoff.

Criteria

EITHER

2 credits are available for developments situated in Zone 1 – low annual probability of flooding (as defined in PPS25 – ‘Planning and Flood Risk’) and where the site specific Flood Risk Assessment (FRA) indicates that there is low risk of flooding from all sources.

OR

1 credit is available for developments situated in Zones 2 and 3a – medium and high annual probability of flooding where the finished ground floor level of all habitable parts of dwellings and access routes to the ground level and the site, are placed at least 600mm above the design flood level of the flood zone.

The Flood Risk Assessment (FRA) accompanying the planning application must demonstrate to the satisfaction of the local planning authority and statutory body that the development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed.

References for SUR2

[Environment Agency Flood information](#)

[Environment Agency website](#)

[BS EN 752:2008 " Drain and sewer systems outside buildings](#)

[PPS 25 \(Planning Policy Statement 25\), "Development and flood risk", ODPM \(2006\)](#)

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Additional information

[ODPM. PPS 25 \(Planning Policy Statement 25\), "Development and flood risk".
A practice guide companion to PPS25. \(2006\)](#)

[Approved Document H Drainage and waste Disposal ODPM \(2002\)](#)

[BRE " Repairing flooded buildings: an insurance industry guide to investigation and repair of flood damage to housing and small businesses](#)

[BRE Digest 365, "Soakaway design", Building Research Establishment \(1991\)](#)

[BRE Good Repair Guide 11, "Repairing Flood Damage" Part 1"4, CRC Ltd, \(1997\)](#)

[CIRIA " Flood repair standards for buildings, 2005](#)

[CIRIA " New development and flood risk, 2005](#)

[DEFRA / Environment Agency. Preliminary rainfall runoff management for developments. Flood and Coastal Defence R&D Programme. R&D Technical Report W5-074/A/TR/1. Contractor HR Wallingford. August 2004](#)

[Development and flood risk, guidance for the construction industry, Lancaster et. al, CIRIA \(2004\)](#)

[Source control using constructed pervious surfaces \(CIRIA publication C582\)](#)

[Standards for the repair of buildings following flooding, C623, CIRIA \(2005\)](#)

[BS EN 12056-3: 2000, "Gravity drainage inside buildings " Part 3: Roof drainage, layout and calculation", British Standard Institute \(2000\)](#)

Flood Angel 160mm/110mm Non-Return Valve

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The Flood Angel® 160mm/110mm Non-Return Valve is the UK's only adaptable non-return valve that gives the benefit of passive protection due to the integral selfactivating flap powered by the flood water. PAS 1188 " 1:2009 compliant [\[Product Details...\]](#)

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Flood Angel Airbrick Replacement

£35.00

Available in 5 standard colours, the Flood Angel® Airbrick replacement is the only BSI Kitemark accredited airbrick in the UK. (PAS 1188-1:2009) [\[Product Details...\]](#)



Flood Angel 50mm Backwater Valve

£43.50

An Anti-flooding device protecting interiors from flooding caused by backflow of sewage. Such risk exists most frequently in sanitary drain systems connected to combined and other sewage systems. [\[Product Details...\]](#)

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