



**Flood Risk Standing Advice for Planning Authorities**

July 2024

This document will be reviewed approximately six months from the date of publication. Any comments or suggestions on the content should be emailed to elaine.fotheringham@sepa.org.uk and will be considered as part of the review.

# Flood Risk Standing Advice for Planning Authorities

## Context for this Standing Advice

This planning standing advice from the Scottish Environment Protection Agency (SEPA) applies to development at risk of flooding or in a flood risk area as defined in [National Planning Framework 4 (NPF4)](https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf).  It is primarily for planning authorities and local authority flood risk management teams, but developers will also find it useful. Other planning standing advice can be found on our [planning webpage](https://www.sepa.org.uk/environment/land/planning/).

Planning authorities should determine whether development is covered by this standing advice in the first instance, and you should only consult SEPA for flood risk advice for developments not covered by this standing advice. Consultation requests to SEPA for development covered by standing advice will be directed to this document.

NPF4 sets the policy for all new development in Scotland. Policy 22 covers flood risk and water management. The intention of the policy is to avoid development within flood risk areas, though it does also allow for some types of development that may be permissible in areas at risk of flooding.

This standing advice covers two types of development:

* Development potentially permissible under Policy 22
* Development not specifically permissible within Policy 22, which may arise in areas of flood risk.

We have provided this standing advice for both types of development because they are unlikely to impact on the ability of the flood risk area to store and/or convey floodwater, and so will not increase risk to others - any significant risk is confined to the development itself. SEPA adds most value in the assessment of flood hazard, but for development that takes place in flood risk areas the assessment of hazard is not the biggest determinant of safety. More important factors are, for example, whether the known risk is understood, communicated, and acted upon by the development users in the short and long term, such as emergency evacuation plans being developed, used, and updated. These matters are outwith SEPA’s remit, and therefore we do not need to provide detailed written advice. Where development is covered by this standing advice, it does not mean that development should be permitted – it means that the local authority is best placed to advise on the appropriateness of the development and any measures to address the risk.

This standing advice should provide you with easy access to useful information that will help you take informed decisions without the need to request advice from SEPA. This advice, along with any provided by your flood risk management colleagues should be taken into consideration when determining the application.

This advice does not apply to development consented under The Roads Scotland Act, other Acts of Parliament or Environmental Impact Assessment Regulations, and our planning triage framework applies. We may need to be consulted on some of these developments for reasons other than flood risk, in which case this standing advice still applies to the flood risk aspects of the development. More than one category of standing advice may be applicable depending on the nature of the development in question.

We regulate a number of matters that may be applicable to development covered by this standing advice. To ensure proposals will meet all relevant regulatory requirements, please refer to the [authorisations and permits page of our website.](https://www.sepa.org.uk/regulations/authorisations-and-permits/) Best practice advice in relation to pollution prevention is available on the [Net Regs website](https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/).

## Categories of Standing Advice

Standing advice from SEPA is provided for the following **three categories** of development:

**Category 1: Where there is no land raising or loss of floodplain capacity:**

* **Essential Infrastructure where the location is required for operational reasons[[1]](#footnote-2)**
* **Water Compatible uses[[2]](#footnote-3)**
* **Redevelopment of an existing building or site for an equal or less vulnerable use[[3]](#footnote-4)**
* **Small scale extensions and alterations to existing buildings where they do not significantly increase flood risk[[4]](#footnote-5)**
* **Development listed in Appendix 1**

**Category 2: Development proposals at flood risk solely from surface water**

**Category 3: Development proposals at flood risk** **solely from groundwater**

## Category 1 Standing Advice

The following standing advice is based on the five bullet points in Policy 22.

* 1. **All risks of flooding are understood and addressed**

Areas of flooding can be dangerous and potential impacts should be carefully considered when permitting development there. The consequences of flooding can be temporary or long-lasting, tangible, and intangible, and can include the following, in no particular order of impact or severity:

* Loss of life.
* Impact on health including mental health, due to loss, disruption, financial concerns, and anxiety over future flooding.
* Depreciation in property value and the inability to secure insurance cover.
* The need to relocate either permanently or temporarily.
* Loss of or damage to personal possessions and property, including irreplaceable items.
* Loss of or damage to essential utility supplies and transportation infrastructure.
* Loss of livelihood or earnings.
* Loss of life to pets and livestock, and damage to crops.

For most development which is permitted in the floodplain, the risk of flooding must be accepted, otherwise the location should be avoided, and a safer location sought instead. There are some cases where measures to reduce flood risk will be required in order to meet bullet point three of the policy on the development remaining safe and operational. Where land raising a development is required to do that, SEPA should be consulted.

Development in a flood risk area should be appropriate for the level of risk, and that risk should be understood by those who plan to build and use the development because development in flood risk areas has no guarantee of a future emergency response or flood protection measures. Applicants should demonstrate they understand the flood risk at the site to an appropriate level of detail relative to the proposed development and that the development type and use is compatible with the level of risk. The level of understanding required depends on the proposed use and the nature of the user. In some cases an appropriate level of understanding may come from the flood history of the area, the SEPA flood maps, or from other information available such as a flood study undertaken by the Council (note that [data requests can also be made to SEPA](https://www.sepa.org.uk/environment/environmental-data/) for the information we hold). In others, the developer may need to carry out a more detailed flood risk assessment (FRA). FRA can be undertaken for any development in an area of flood risk, even where there is no requirement for SEPA review because the development is covered by this standing advice. As of early 2024, a review of the guidance published in support of Scottish Building Standard 3.3 ‘Flooding and groundwater’ is presently underway, with a view to updating the guidance to meet current relevant standards and good practice, including appropriate consideration of FRA and flood resilient design.

Consideration of the following issues will improve understanding of flood risk:

* Depth of flood water, velocity, flow paths, and the speed, duration, and frequency of inundation.
* Size of the area that is likely to flood and where the nearest highest ground will be.
* Wave risk for coastal sites.
* Vulnerability of the development - [SEPA’s land use vulnerability guidance](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.sepa.org.uk%2Fmedia%2Fnvnotwqd%2Fland-use-vulnerability-guidance.docx&wdOrigin=BROWSELINK) outlines factors to consider when assessing vulnerability

[SEPA’s Technical Guidance for Stakeholders](https://www.sepa.org.uk/media/594270/technical-flood-risk-guidance-for-stakeholders.pdf) advises how to obtain or carry out a more detailed FRA.

Standing advice on how these risks can be addressed is covered in the following sections.

**2. No reduction in floodplain capacity, increased flood risk or need for a future flood protection scheme.**

Development involving a reduction in floodplain capacity in the flood risk area is not covered by this standing advice and SEPA should be consulted for site specific advice.

Floodplains help protect us from flooding as they provide capacity for flood water to be stored and conveyed down river. When development takes place in the floodplain there is less space for water and so it is displaced to other areas putting people and property at increased risk. Development covered by this standing advice should not result in floodplain storage or conveyance capacity loss; if it does then this standing advice does not apply.

Loss of floodplain capacity is generally caused by landraising (where ground levels are raised to reduce the risk of flooding or for another purpose), increasing the footprint of previously developed sites or by adding new or enlarged buildings and structures. Development covered by this standing advice should be built at the existing ground level and not significantly increase the size of the original footprint of the previous development to ensure there is no reduction in floodplain capacity compared with the pre-development scenario. This can be demonstrated by applicants in their application drawings.

For redevelopment, opportunities for betterment should be explored and the most vulnerable aspects of the development located in the lowest risk parts of the site wherever possible.

Extensions can introduce more people to an area of flood risk particularly if flooding occurs when people are sleeping. They may also deflect water to other nearby receptors. Extensions should be located in the lowest risk parts of the site wherever possible.

Flood protection schemes are designed to protect existing communities from flooding and not new development. No development should be built in the knowledge that it will require protection against flooding in the future.

**3. The development remains safe and operational during floods.**

Developments should be designed and constructed to be operational during floods and allow the free flow of water, for example, plant rooms within buildings can be resiliently designed. The development type and proposed use informs what is safe and operational for that development, and there is a need to apply planning judgement in each case. For example, developments designed to be unoccupied, or those that will not reasonably be occupied during floods, will have different requirements from essential infrastructure or residential development, which may require to be continuously maintained or occupied. Structures should be installed securely to avoid potential wash-out during flooding, which can cause channel blockage elsewhere exacerbating local flooding.

Applicants can show development is capable of remaining safe and operational during a flood by outlining:

* Whether safe access and egress is to be delivered. Safe access and egress means a safe and flood free route, enabling the free movement of people of all abilities (on foot or with assistance) to a secure place outwith the flood risk area. NPF4 allows for some developments to go ahead in flood risk areas. This means by definition there is a risk to the development and in some cases redevelopments could continue to be at the same level of risk as they were before, including for their access and egress arrangements. Redevelopments are an opportunity to reduce risk as far as possible and the planning authority may wish to consider the continuing level of risk including to the access egress and make requirements/changes as appropriate. Planning authorities may also require safe access and egress for other development covered by this standing advice where deemed appropriate.
* The best route to take if evacuation is required (including for operators if applicable), identification of a safe place to go and a trigger for the decision to evacuate.
* Whether some types of infrastructure could be placed on raised platforms that maintain the flow of water underneath, or development that does not need to remain operational during flooding events could be designed to be safely shut down.
* Whether there is flood warning for the area, how to register for warnings, and a flood mitigation plan for what to do when a warning is received.
* Whether signage can be used to warn of the flood risk and measures such as bollards used to prevent cars from washing away and causing blockage: items can become mobilised by flood water and cause blockage or damage to structures, particularly where bridges and culverts are located downstream.

We recommend that a freeboard allowance be applied. Freeboard is a safety margin added over and above the design flood level designed to allow for the uncertainties involved in flood estimation and physical factors that cannot be assessed and vary between sites e.g., post construction settlement and some sources of wave action. The freeboard allowance should be appropriate to the type of development, vulnerability of the proposed land use, physical characteristics of the site and modelling uncertainties. Generally finished floor levels should be set 600mm above the design flood level where appropriate and practicable to provide an allowance for freeboard.

A detailed FRA may be required to assess or inform these considerations. [SEPA’s Technical Guidance for Stakeholders](https://www.sepa.org.uk/media/594270/technical-flood-risk-guidance-for-stakeholders.pdf) advises how to obtain or carry out a more detailed FRA. As development is covered by this standing advice, SEPA do not require to be consulted on the FRA.

**4.** **Flood resistant and resilient materials and construction methods are used.**

Flood water can be fast, deep, and convey debris and pollutants, potentially damaging buildings or structures. Development can be designed and built to help withstand these forces and minimise the adverse impacts of water on the building exterior and interior, as well as helping recovery after a flooding event. Flood resilient buildings are designed to reduce the impact of flood water entering a building while flood resistant buildings are designed to prevent or minimise the entry of water into the building in the first place. The appropriate measures will depend on the characteristics of the design flood including flow velocity, inundation rate, and depth and duration of flooding. Even where these methods are used, developers must accept their development is at risk of damage or destruction if located in an area of flood risk.

Guidance on flood resilient and resistant construction techniques can be found in the [CIRIA Code of practice for property flood resilience C790.](https://www.ciria.org/ItemDetail?iProductCode=C790F&Category=FREEPUBS)

As of early 2024, a review of the guidance published in support of Scottish Building Standard 3.3 ‘Flooding and groundwater’ is underway, with a view to updating the guidance to meet current relevant standards and good practice, including appropriate consideration of FRA and flood resilient design. SEPA has no remit to advise on building design and construction, including the structural stability of buildings. Building Standards are set by the Scottish Government and administered by local authorities. It is the responsibility of the developer/building owner to ensure that buildings are structurally safe and compliant with the building warrant as approved by the local authority. Ongoing maintenance of the building is the responsibility of the building owner/operator.

SEPA has [published guidance on recommended riparian corridors](https://www.sepa.org.uk/environment/land/planning/) that allow space for natural fluvial processes to occur in riparian areas (as well as other attendant environmental benefits including biodiversity, open space, channel maintenance opportunities, pollution reduction and river restoration). The guidance recommends a minimum riparian corridor width of 10 to 30 m from bank top along both banks of all watercourses dependant on channel width. It is important to highlight that buffer strips do not mitigate any identified flood risk that may exist at a site.

**5. Future adaptations can be made to accommodate the effects of climate change.**

Climate change is increasing flood risk in Scotland and there is potential that future flooding could be more frequent and severe than currently predicted to be. Consideration can be given to how development can be adapted to this risk over time, by for example designing a building so that it can be repurposed if flood risk becomes too significant. Where an adaptation plan is in place for the area, development should align with its requirements. SEPA has no remit to advise on this matter, but further information is available from [Adaptation Scotland.](https://adaptationscotland.org.uk/climatereadyplaces/)

## Category 2 Standing Advice: Development proposals at flood risk solely from surface water

Surface water flooding can pose a significant risk if not properly managed. SEPA’s Flood Maps include information on surface water flooding, to support the consideration of such matters within the land use planning system and they are publicly available on our website. The mapped information provides a strategic assessment of surface water flood risk. Local authorities should use the SEPA surface water map, local knowledge and any outputs from their flood studies and surface water management plans to identify developments at risk of surface water. Development should not take place within a flow path (i.e., natural, modified or SuDs exceedance flow path), as this could increase flood risk to existing as well as new development. Land raising in areas where surface water flows and ponds will only serve to increase flood risk to existing receptors by deflecting water towards them. NPF4 takes an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. SuDS infrastructure should be considered at the very early stages of development.

The surface water flood risk should be adequately assessed via a drainage impact assessment and/or flood risk assessment which looks at surface water from within and out with the development site. Local authorities are best placed to assess and manage the different components of surface water flooding in relation to new development as part of their existing responsibilities in relation to roads and flood risk management. Scottish Water should also be consulted if they will be adopting any surface water management infrastructure.

Information regarding inspection, maintenance and post development ownership of SuDS and blue green infrastructure should be provided in support of any planning application.

The local authority has a duty within the Flood Risk Management (Scotland) Act 2009, under section 17 to map SuDS in their area and new SuDS should be added to this map.

The development of sites offers an opportunity to provide betterment in terms of surface water flood risk, either through retrofitting sustainable urban drainage systems (SuDS) or putting in enhanced SuDS which reduce runoff rates from sites post development.

The Local Development Plan spatial strategy should identify, protect, and enhance blue green infrastructure and local authorities should refer to their spatial strategies when considering development and look for opportunities to enhance and connect blue green infrastructure assets. Also, a review of the surface water management plans should be undertaken to establish whether opportunities and actions to reduce surface water flood risk could be delivered through the development of sites.

Residential development in lower ground/basement floors should be avoided where surface water flood risk is significant and cannot be mitigated, as it can pose a risk to life. This is due to potential rapid inundation where water could pour in from above head height.

Safe and flood free access and egress should be provided. This means the provision of a safe and flood free route during the relevant flood probability event that enables the free movement of people of all abilities (on foot or with assistance) both to and from a secure place that is connected to ground above the design flood level and/or wider area. We recommend that finished floor levels should be set 600mm above the design flood level where appropriate and practicable to provide an allowance for freeboard. Ground levels around development should slope away from the footprint of the building to prevent any local surface water ponding against the development.

## Category 3 Standing Advice: Development proposals at flood risk solely from groundwater

Potential groundwater flood risk can be identified by:

* SEPA’s [groundwater flood map](http://map.sepa.org.uk/floodmap/map.htm)
* Locally held flooding records or other anecdotal information such as records of long periods of standing water, which may suggest a groundwater flooding issue. SEPA may be able to provide historic flood information in some areas if requested.
* The SEPA network of groundwater boreholes across Scotland. The locations and level data from nearby boreholes can be requested however, it should be noted that the main purpose of these monitoring points is not related to groundwater flooding and the coverage of boreholes is limited.
* Ordnance Survey maps – these can identify features like springs (issues), wells, or areas of peat/bog/marshland, which could be an indication of a shallow water table.
* Borehole records or groundwater observations relevant to the site. The British Geological borehole record viewer may have water strike and groundwater level data.
* The [British Geological Survey](https://www.bgs.ac.uk/research/groundwater/datainfo/hydromaps/home.html) aquifer productivity maps – they could indicate a likely depth to water table.
* A qualified ground or drainage engineer – they can advise on the seasonal variation of groundwater levels and groundwater level changes due to abstraction, which can be monitored where appropriate to inform understanding of risks at the site and can be presented in a ground investigation report. Installing groundwater level monitoring equipment early in the planning and development process could help understanding groundwater risks at the site.
* The location of the site - some developments may be more prone to potential groundwater flooding due to existing ground levels and the site layout.

The Local Authority, in their role as verifiers of Scottish Building Standards, have information on the [mandatory standards for flooding and groundwater](https://www.gov.scot/publications/building-standards-technical-handbook-2020-domestic/3-environment/3-3-flooding-groundwater/). However, where groundwater flood risk is identified:

* As a first principle, development should avoid low lying areas where there is the potential for heavy rainfall to pond, which could be prolonged by high groundwater levels.
* Where avoidance is not possible, appropriate mitigation should be designed into the development, which could include flood resilient construction and materials, and suitable site drainage. The following CIRIA guidance may be of use:
	+ Code of practice for property flood resilience [C790](https://www.ciria.org/ItemDetail?iProductCode=C790F&Category=FREEPUBS)
	+ Development and Flood Risk – Guidance for the Construction Industry [C624](https://www.ciria.org/ItemDetail?iProductCode=C624&Category=BOOK&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91)
	+ SuDS Manual [C753](https://www.ciria.org/ItemDetail?iProductCode=C753&Category=BOOK&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91).

Any mitigation or management measures should be sustainable, for example, active pumping of groundwater to prevent groundwater flooding would not be appropriate.

An engineering or drainage solution to manage groundwater flooding may not be feasible in all cases. In these situations, the development should avoid the area at risk.

Early consideration should be given to the interaction with surface water and SuDS design, and how feasible some surface water drainage measures will be if groundwater is a risk.

Standing advice on cemeteries is available below.

[Standing advice on development in proximity of existing groundwater abstractions](https://www.sepa.org.uk/media/594101/sepa-triage-framework-and-standing-advice.pdf).

[Standing advice on underground works impacting on groundwater, or development impacting on Groundwater Dependent Terrestrial Ecosystems (GWDTE)](https://www.sepa.org.uk/media/594101/sepa-triage-framework-and-standing-advice.pdf).

## Appendix 1

Category 1 Standing Advice should be applied to the following 15 categories of development. In addition, some specific standing advice for some of these categories of development is also set out below.

1. Permanently open-sided buildings used for storage or land cover such as agricultural buildings and polytunnels. Careful consideration should be given to mitigating the impact of significant coverage of land with polytunnels, particularly on sloping land – such development can increase surface water runoff and sediment movement, creating localised flood impacts.
2. Sustainable drainage schemes (SuDS), including temporary for construction. SuDS can be accommodated in flood risk areas provided they do not affect the storage or conveyance capacity of the watercourse. [SEPA has published guidance on potential pollution of the water environment.](https://www.sepa.org.uk/regulations/water/pollution-control/pollution-control-guidance/) The management of surface water drainage and exceedance of surface water drainage systems (i.e., surface water flooding) are matters for the local authority to consider in conjunction with Scottish Water.
3. Like-for-like (in dimension and/or gradient as applicable) replacement of watercourse crossings, culverts and bridges. A [good practice guide for river crossings](https://d3n8a8pro7vhmx.cloudfront.net/yyccares/pages/16/attachments/original/1499142327/SEPA_River_crossings_-_good_practice_guide.pdf?1499142327) can be found on the SEPA website.
4. Footpaths, access tracks, private roads, car parks and other landscaping proposals (including replacements and extensions). Cars can become mobilised by flood water and cause blockage or damage to structures if parked in an area of flood risk, particularly where bridges and culverts are located downstream of the car park. Signage can be used to warn of the flood risk and measures such as bollards can prevent cars from washing away and causing blockage.
5. Hydro schemes (excluding where the development includes the transfer of flows between catchments). Powerhouses should be located as far back from the water corridor as is practicable. The construction of weirs to facilitate off-take mechanisms may increase the risk of flooding locally, particularly where there are nearby receptors. Further advice is provided in SEPA’s [Controlled Activities Regulations (CAR) Flood Risk Standing Advice](https://www.sepa.org.uk/media/94134/car-flood-risk-standing-advice-for-engineering-discharge-and-impoundment-activities.pdf) under ‘Discharge Alterations’.
6. Septic tanks and soakaways. Scottish Water guidance and [SEPA regulatory information on septic tanks and private sewage treatment systems](https://www.sepa.org.uk/regulations/water/septic-tanks-and-private-sewage-treatment-systems/) should be followed.
7. Cemeteries. Flooding could be from surface water, small watercourses and/or groundwater, as well as larger fluvial and coastal sources. The long-term impacts of wave action and coastal erosion should also be considered for sites in exposed coastal locations. Further information on coastal erosion can be found in [Scotland’s National Coastal Change Assessment.](http://www.dynamiccoast.com/) SEPA has [published guidance on assessing the impacts of cemeteries on](https://www.sepa.org.uk/regulations/water/groundwater/#:~:text=The%20burial%20of%20corpses%20and%20their%20subsequent%20degradation,a%20duty%20to%20ensure%20the%20protection%20of%20groundwater.) [groundwater. G](https://www.sepa.org.uk/media/143364/lups-gu32-guidance-on-assessing-the-impacts-of-cemetries-on-groundwater.pdf)roundwater is often the most significant constraint when considering options for cemetery extension and assessing new sites. Other issues to consider include access constraints for staff and the public erosion risk, risk of flotation and risks to stability of gravestones.
8. Walls, fences, and other means of property enclosure/demarcation. Consideration should be given to the use of open-structure fences or materials that allow flood water to travel through. This type of development should not be constructed with the sole intention of flood protection as they are unlikely to withstand the hydro-static pressure created during a flood event and sudden failure can lead to rapid and therefore more dangerous inundation.
9. The formation of new or alterations and extensions to existing garages, sheds, conservatories, greenhouses and other buildings and structures (including decking) that are incidental to the enjoyment of the main residential dwelling house (excludes the formation of any overnight accommodation or a new dwelling).
10. Small-scale street furniture (e.g., flagpoles, signage, benches, streetlights, electric car charging points etc.)
11. Small-scale[[5]](#footnote-6) addition of non-residential buildings within a site that are ancillary to the existing use and are equal or less vulnerable in use.
12. Allotments and plant nurseries.
13. Mobile businesses and hot food vans.
14. Temporary construction accommodation (excluding the provision of overnight accommodation).
15. Reverse vending machines required to deliver Scotland’s Deposit Return Scheme.

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If you are a user of British Sign Language (BSL) the Contact Scotland BSL service gives you access to an online interpreter, enabling you to communicate with us using sign language. [contactscotland-bsl.org](http://contactscotland-bsl.org/)

1. [Defined in National Planning Framework 4 Glossary.](https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf) [↑](#footnote-ref-2)
2. [Defined in National Planning Framework 4 Glossary.](https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf) [↑](#footnote-ref-3)
3. 1. [SEPA’s land use vulnerability guidance](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.sepa.org.uk%2Fmedia%2Fnvnotwqd%2Fland-use-vulnerability-guidance.docx&wdOrigin=BROWSELINK) outlines factors to consider when assessing vulnerability. Planning authorities should consider these to determine whether there is an increase in vulnerability and therefore whether consultation with SEPA is required or standing advice is applicable.
	2. Planning authorities should determine whether an extension is small-scale and likely to significantly increase flood risk and therefore whether consultation with SEPA is required or standing advice is applicable. SEPA recommends planning authorities consider the following factors to determine significance: the size of the extension compared to the existing building; the size of the watercourse and predicted flood extent in the area i.e. large rivers with extensive floodplains are less likely to be impacted by an extension to a building than a small watercourse with limited floodplain; proximity of receptors to the site; flood history for the area. The standing advice applies to both residential and non-residential extensions and those including new accommodation/bedrooms (but excluding the formation of an entirely new dwelling). [↑](#footnote-ref-4)
4. [↑](#footnote-ref-5)
5. Planning authorities should determine what constitutes small-scale and therefore whether consultation with SEPA is required or standing advice is applicable. SEPA recommends planning authorities consider the following factors to determine significance: the size of the new building compared to the existing building; the size of the watercourse and predicted flood extent in the area i.e. large rivers with extensive floodplains are less likely to be impacted by a new building than a small watercourse with limited floodplain; proximity of receptors to the site; flood history for the area. [↑](#footnote-ref-6)