

Flood Risk Assessments

If a development is located within an area at risk of flooding, a Flood Risk Assessment may be necessary.

When is a Flood Risk Assessment required?

It is important that any flood risk is taken into account during the planning process.

The requirement for a flood risk assessment (FRA) is dependent on the location and type of development that is proposed.

A FRA is required for all developments within Flood Zones 2 and 3 and development of 1 hectare or more within Flood Zone 1.

Planning Policy Statement 25 and its associated Practice guide provides useful information on how flood risk will be dealt with in the planning process.

Further guidance is available from the [Environment Agency website](#).

What does the Flood Risk Assessment need to do?

A site-specific FRA should demonstrate how flood risk will be managed. This includes flood risk from all sources of flooding to the development itself, and the flood risk to others. This will need to take climate change into account.

It is the responsibility of those proposing a particular development to undertake a flood risk assessment.

Guidance on how to undertake a flood risk assessment (flood risk assessment notes 1 to 4) has been provided on the [Environment Agency's website](#).

Comprehensive guidance in relation to undertaking flood risk assessments is also provided in 'Planning Policy Statement 25: Development and Flood Risk' and the associated Practice Guide.

How do I find out if my land /property is within the Flood Risk Zone?

The Environment Agency produce a flood map which provides details of land and properties that are located within flood zones.

The maps can be accessed from the [Environment Agency's website](#). You are able to search for a map using a place name or postcode.