

GUIDANCE ON PRODUCING A SIMPLE FLOOD RISK ASSESSMENT (FRA)

1.0 INTRODUCTION

This guidance is to help you to consider the flood risk to your property or site when applying for planning permission. The content is not exhaustive, nor prescriptive. You need to demonstrate to your Local Planning Authority (LPA) that you have considered and taken steps to manage flood risk as part of your development proposal.

By following this guidance you should be able to carry out a simple FRA yourself.

2.0 WHAT IS A FLOOD RISK ASSESSMENT (FRA) FOR?

A Flood Risk Assessment (FRA) identifies the level of flood risk to your property or site. This will enable you to identify the measures (if any) that are necessary to make your property or site safer. It will also enable the LPA to assess to what extent that risk is a consideration when determining your planning application. If you have access to the internet you can find more information at: www.pipenetworking.com.

3.0 WHAT DO I NEED TO DO?

Depending on the flood risk, FRAs can be as simple as a short written statement, or may need detailed hydraulic modelling. The level of risk will depend on the type of development, the size of site and its location in relation to flood plain areas and also the amount of surface water runoff the site will discharge. **Flood plain areas** can be found by entering the site postcode or nearest town, or place name on our web site www.environment-agency.gov.uk. If you do not have access to the internet or wish to talk about flood risk, you can contact your local Environment Agency office (see below). Any other sources of flood (eg groundwater) that you are aware of should also be included in your FRA. **You must include your FRA with your planning application.**

4.0 SIMPLE FRA

Where development meets the following criteria a simple flood risk statement should be sufficient to meet the Local Planning Authority (LPA) needs.

ZONE	COLOUR ON ENVIRONMENT AGENCY FLOOD MAP WEB PAGE	DEVELOPMENT SIZE
ZONE 1 (little or no risk)	WHITE	All development less than 5 ha (12.5 acres)
ZONE 2 (low to medium risk)	LIGHT BLUE	All development less than 1 ha (2.5 acres)
ZONE 3 (high risk)	DARK BLUE	Domestic, commercial and industrial extensions less than 250m ²

6.0 DETAILED FRA

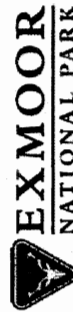
For all other types of development not identified in this guide, prior to carrying out a FRA you should consult your local Environment Agency office on the FRA's nature and scope.

The detailed FRA should be agreed with the Environment Agency prior to its submission with the planning application to the LPA.

PLEASE NOTE THE COMPLETION OF AN FRA WILL NOT AUTOMATICALLY MEAN THAT THE DEVELOPMENT IS ACCEPTABLE IN FLOOD RISK TERMS.

Should you require further information you can contact your local Environment Agency office at:

Bridgwater Office
 Environment Agency
 Rivers House
 East Quay
 Bridgwater
 TA6 4YS
 Tel: 01278 484669
 Fax: 01278 452985



THIS GUIDANCE IS ENDORSED BY THE ENVIRONMENT AGENCY

5.0

THE THINGS YOU NEED TO CONSIDER FOR A SIMPLE FRA

A simple FRA may often take the form of a short written statement. The following information is a guide to arriving at that statement.

i. What flood zone is the site in?	see www.environment-agency.gov.uk under 'find out about click on Flood'. The flood map can be reached from this page.
ii. What is the flood level, if known?	you can contact your local Environment Agency office for information where this is available
iii. Is the site protected by flood defences - if so what standard do they provide?	you can check with Environment Agency or Local Authority offices for information. The Government requires protection from flood risk to new development to be a minimum of 1 in 100 year (1% probability) for river flooding and 1 in 200 year (0.5% probability) for sea flooding.
iv. What is the existing ground level of the site Above Ordnance Datum (AOD)?	levels can be found on Ordnance survey maps or you may need a survey to Ordnance Datum Level.
v. What are the proposed levels of your development?	ie finished floor levels, ground levels and road levels - to Ordnance datum.
vi. How will surface water be drained?	eg mains drainage or Sustainable Drainage Systems (SuDS - soakaways, attenuation, swales etc which will help control of the rate of discharge. For further information go to our website and then type /commondata/acrobata5_suds_v3.pdf or www.ciria.org/SuDS
vii. Where a change of use of an existing building is proposed an option may be to use damage limitation and flood protection products.	for further information see guidance booklets 'Damage Limitation' and 'Flood products' available from www.environment-agency.gov.uk or Floodline 0845 9881188 CIRIA has also produced an advice sheet: www.ciria.org/flooding/reducing_the_impact.htm

EXAMPLES OF SIMPLE FRA STATEMENTS IN:

ZONE 1 : - Statement: Example

The site is within Zone 1 – Grid Ref. ST1234/5678 (as defined by the Environment Agency's Flood Map). Surface water will be disposed via soakaways/attenuation/mains drainage/other (delete those not used - preference should always be given to sustainable drainage systems. As a general rule, the Local Planning Authority will require sustainable drainage solutions to limit discharges.
(Other than these statements no formal flood risk assessment is required.)

ZONE 2 : SINGLE DWELLING - Statement: Example

- i. The site is within Flood Zone 2 - Grid Ref. SZ1234/5678 (from Ordnance survey map) (As identified on Environment Agency Flood Map)
- ii. The 100 year flood level is 24.8m AOD. (Level obtained from Environment Agency)
- iii. There are no flood defences protecting this site.
- iv. Existing minimum ground level is 25 metres AOD.
- v. Development levels for road and ground will be as existing ground level. Finished floor levels will be 300mm above minimum ground level to address the low to medium flood risk.
- vi. Surface water will be dealt with by using sustainable drainage by discharging to soakaways

ZONE 3 : DOMESTIC EXTENSION - Statement: Example

- i. The site is within Flood Zone 3 - Grid Ref - SU 1234/5678 (from Ordnance survey map) (As identified on Environment Agency Flood Map).
 - ii. The flood level is 30.0m Above Ordnance Datum (AOD). (Level obtained from Environment Agency).
 - iii. There are flood defences protecting this area to 1 in 50 year standard (protection standard obtained from Environment Agency)
 - iv. Existing floor levels are 29.5m AOD.
 - v. Extension levels will be the same as the existing house - 29.5m AOD because it is not practical to raise the extension 0.5m.
- Flood protection will be provided by the use of flood resistant construction methods for the first metre above floor level. (Consideration should be given in this case to protecting the existing property – see 5.vii).**

All flood resistant measures must be noted on the planning drawings

- vi. Surface water will be discharged to the existing mains drainage arrangement as for the house. (This must be included on the application form.)