

FLOOD RISK ASSESSMENT

A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. A FRA will also be required for any development other than minor development in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency.

The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirement of safe access to and from the development in areas at risk of flooding.

The FRA should be prepared by an applicant in consultation with the local planning authority with reference to their published local development documents and any Strategic Flood Risk Assessment

The FRA should form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended. ***Planning Policy Statement 25: Development and Flood Risk*** (December 2006) and its associated *Practice Guide* provide comprehensive guidance for both local planning authorities and applicants in relation to the undertaking of FRAs and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

PLEASE NOTE that there are some circumstances where a Flood Risk Assessment is not required by Environment Agency Standing Advice **BUT** by virtue of localised issues not within the Environment Agency's remit a Flood Risk Assessment (District) will still be required to be submitted and/or conditions attached to any subsequent planning approval.

This requirement will be identified in consultation with Land Drainage once a planning application has been submitted. Prior indication as to whether a Flood Risk Assessment will be required may be obtained by emailing land.drainage@nfdc.gov.uk