Appendix 6
Flood Risk Assessment
Basic Level 1 Flood Risk Assessment (FRA) screening study

As a minimum it is suggested that developers/applicants should answer the following questions:

• What type of development is proposed and where will it be located? Include whether it is new development, an extension to existing development or change of use etc.
• What is its vulnerability classification?
• What sources of flooding could affect the site?

Should the policy guidance within the Planning Practice Guidance (as confirmed by the Environment Agency) identify Flood Zone Level 2 or Level 3 a more detailed study is required cover the following:

Development description and location:

• Evidence that the Sequential Test and Exception Test (if necessary) has been applied in the selection of this site for the development type proposed, or reference to this if presented in other planning documents. (This test criteria needs to be completed at an early stage of the process and depending on its outcome it requires the completion of the other FRA criteria, however, it may form part of the FRA evidence).
• The type of development proposed and where it will be located.
• The vulnerability classification
• Whether the proposed development is consistent with the local development documents.
• Evidence that the Sequential Test and Exception Test (if necessary) has been applied in the selection of this site for the development type proposed, or reference to this if presented in other planning documents.

Definition of the flood hazard:

• All sources of flooding that could affect the site.
• Identify sources, describe how flooding would occur, with reference to any historic records wherever these are available.
• The existing surface water drainage arrangements for the site.

Probability:

• The flood zone the site is within.
• The probability of the site flooding.
• The existing rates and volumes of run-off generated by the site, including information on flow and rate of onset.
Climate change:

- The effects of climate change on flood risk for the lifetime of the development-use

Detailed development proposals:

- Details of the development layout, referring to the relevant drawings (cross referring to the main application).

- Where appropriate, demonstrate how land uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding (applying the Sequential Test at site level).

- What are the existing surface water drainage arrangements for the site in compliance with Surface Water Management Good Practice Principles and Standards i.e. management of surface water run off must not increase flood risk either on site or elsewhere.

- Which flood zone is the site within? (Check with the Environment Agency or Local Planning Authority).

- If applicable, include evidence to demonstrate compliance with the Shoreline Management Plan.

Flood risk management measures:

- How will the site be protected from flooding, including the potential impacts of climate change, over the development’s lifetime?

Off-site impacts:

- Demonstrate how the measures to protect the development from flooding will ensure that there will be no increased flood risk elsewhere.

- Measures to prevent run-off from the completed development causing an increased impact elsewhere.

- The incorporation of sustainable drainage systems in the overall design of the development or justification of why they are not suitable.

Residual risks:

- An assessment of the flood related risks that remain after measures to protect the site from flooding have been implemented.

- Who will manage the risks and enforce compliance over the lifetime of the development. (This may need to be secured via planning conditions or a S106 agreement).

Other information

Flood Risk Assessments should always be proportionate to the degree of flood risk in each case and appropriate to the scale, nature and location of the proposed development or change of use.