Flood Risk Assessment Statement

This site is located in Flood Zone 1, as confirmed by the Environment Agency's Flood Map for Planning (see attached). Flood Zone 1 indicates a low probability of flooding from rivers or the sea.

According to the standing guidance:

- - Flood Zone 1 has a less than 1 in 1,000 annual probability of river or sea flooding.
- - A full Flood Risk Assessment (FRA) is only required if:
- - The site area exceeds 1 hectare,
- - It lies within an area with critical drainage problems,
- - The local authority's Strategic Flood Risk Assessment identifies increased future flood risk,
- - There are other sources of flood risk (e.g. surface water, reservoirs),
- - Or the development increases vulnerability of the site's use.

Based on the Flood Map:

- - The site does not fall into any of the higher-risk zones (Flood Zone 2 or 3).
- - The development does not increase flood vulnerability.
- - The site is not larger than 1 hectare (confirm this if needed).
- - No critical drainage issues have been flagged by the Environment Agency.

Conclusion:

A formal Flood Risk Assessment is not required for this development under the current guidance. The development is considered appropriate for Flood Zone 1.

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**513666/104599**	**1 May 2025 11:46**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

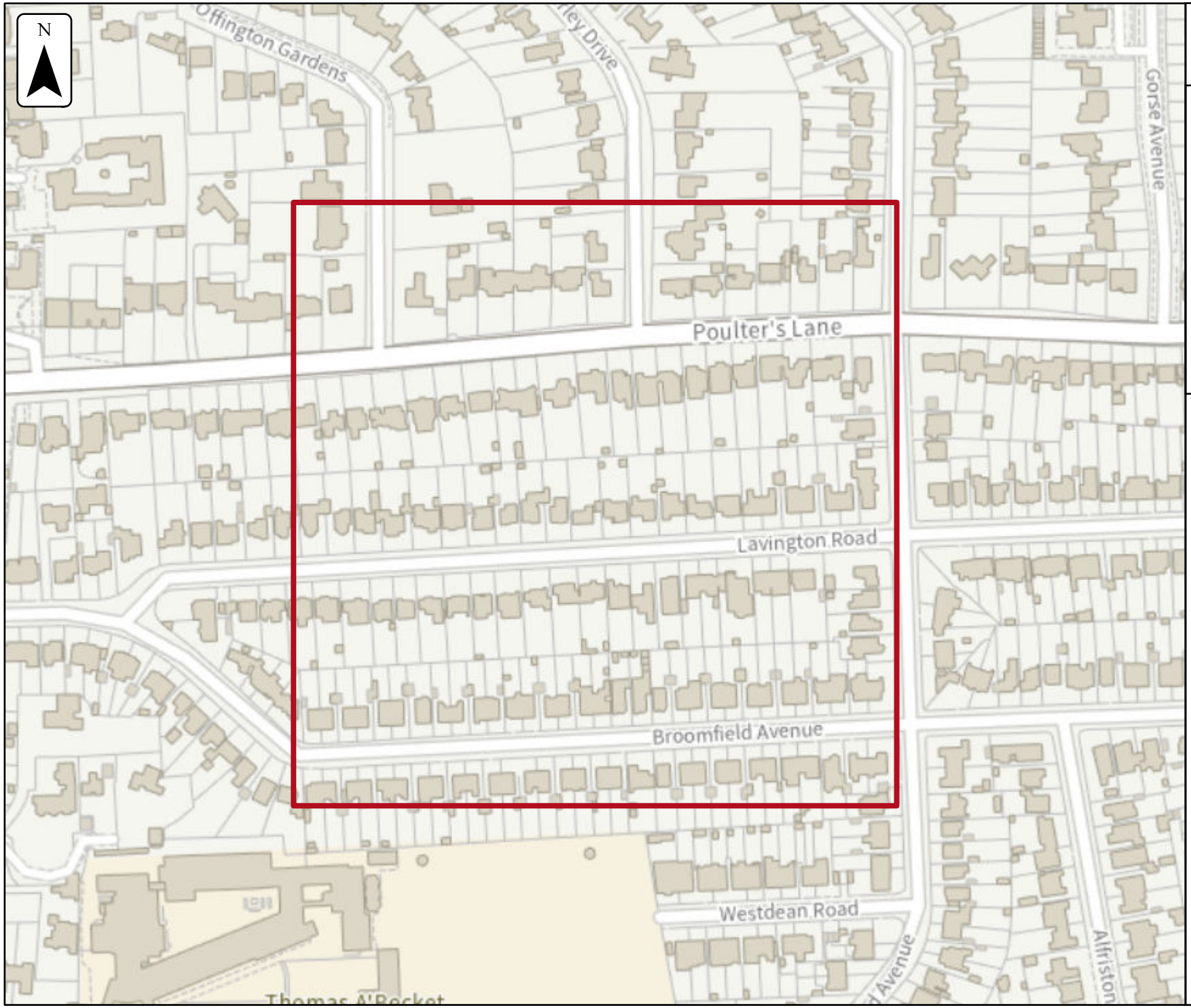
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
513666/104599

Scale
1:2,500

Created
1 May 2025 11:46

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60 m

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