

FLOOD RISK ASSESMENT GUIDANCE FOR HOUSEHOLDER APPLICATIONS



A Flood Risk Assessment (FRA) is required for all Householder Applications at risk of **any form of flooding within the red line site boundary**.

Applications that require an FRA cannot be registered without a satisfactory assessment.

The five types of flood risk, and links to further information for each, are listed below:

Surface Water (Pluvial) - [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

River/Sea (Fluvial, flood zones) - [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](http://flood-map-for-planning.service.gov.uk)

Groundwater - [District Councils Strategic FRA](#)

Reservoir - [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Foul – [District Councils Strategic FRA](#)

A FRA is required for all development:

- within flood zones 2, 3 or 3b
- within flood zone 1 with a site area of 1 hectare or more
- within areas with critical drainage problems
- within flood zone 1 where your SFRA shows it will be at risk of flooding from rivers or the sea in future
- that increases the [vulnerability classification](#) and is in flood zone 1 where your SFRA shows it is at risk from other sources of flooding

The FRA should be:

- appropriate to the scale, nature and location of the development
- proportionate to the degree of flood risk

If a risk is identified, then further information or modelling may be required.

It should contain the information set out in the [site-specific flood risk assessment check-list](#). To check the FRA contains the correct information, you should follow the guidance in [preparing and checking a flood risk assessment: standing advice](#).