

What type of Flood Risk Assessment (FRA) do I need?

The type of report you may need depends on the **stage of your development**. If you have no firm development plans, but are looking into the **feasibility of developing a site**, a **Level 1 FRA Screening Study** is recommended. If however, you already have development proposals and are looking to submit a Planning Application, in most cases it is recommended that you go straight to a **Level 2 FRA Scoping Study**. We can advise you which report would be most appropriate for your development.

For **sites > 1hectare in flood risk zone 1** a full level 3 FRA is required (excluding flood depths from rivers or sea). Please see our separate schedule or ask for advice.

Level 1 FRA – SCREENING STUDY

Purpose

This report will provide a general indication of the potential flood risk to the site and identify whether there are any flooding or surface water management issues that may warrant further consideration or may affect the feasibility of a development. The purpose of a Level 1 Screening Study is to ascertain all sources of flood risk and whether any further work in the form of a Level 2 FRA (Scoping Study) or Level 3 FRA (Detailed Study) is required. It may also confirm that the site is at low risk of flooding from all sources.

Included Items

- Submit pre-application enquiry to the Environment Agency if Planning Application not yet submitted
- Environment Agency flood map and historical flooding information
- Review of Strategic Flood Risk Assessment information if available
- Review of existing drainage information
- Obtain and review Sitecheck or Homecheck or similar data report
- Engineering assessment of Flood Risk
- Recommend further work / investigations

Supplementary Items excluded from standard fee

- Environment Agency fees
- Surface water run-off appraisal and assessment of site drainage requirements
- Service enquiries and investigations
- Topographical Survey
- Site visit – sufficient information e.g. aerial photographs, site levels is usually available without a site visit.
- Flood / Overland Flow Modelling
- Catchment analysis
- Hydraulic calculations
- Printed paper copies of reports

LEVEL 2 FRA – SCOPING STUDY

Purpose

Qualitative appraisal of flood risk posed to site and potential impacts development will have on flood risk elsewhere. Production of Flood Risk Assessment Scoping Study Report in accordance with PPS25.

Included Items in addition to Level 1 items:

- Obtain data from the Environment Agency for predicted flood levels
- Comparison of site levels to predicted flood levels (m AOD)
- Historical data research of past flooding incidents
- Review existing flood defences
- Identify emergency plans and warning systems
- Recommend development solutions e.g. flood resilient building
- Provide report for submission to the Environment Agency / Planning Authority for comment / approval

Supplementary Items excluded from standard fee, as Level 1

LEVEL 3 FRA – DETAILED STUDY

Purpose

Undertaken if the Environment Agency require further quantitative analysis to assess flood risk issues relating to development site, e.g. Catchment Analysis, Hydraulic calculations or Flood Modelling (if flood levels are not already available) may be required.

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