



Flood Risk Assessment

Will your development need a Flood risk Assessment?

You don't need to do a flood risk assessment for a development that's less than 1 ha in flood zone 1 unless it could be affected by sources of flooding other than rivers and the sea, for example surface water drains.

All other developments require a flood risk assessment. If in doubt or you require a quotation for a flood risk assessment please contact our environmental team.

Which flood zone is your development in?

You can check which flood zone your development is in on the Environment Agency website:

<https://flood-map-for-planning.service.gov.uk/>

Selected Flood Risk Assessment projects

Four Ashes, Dobbs Weir & Scottish fire and Rescue Services

At what stage of your project should you consider flood risk?

Assessment of flood risk is normally required for validation of Planning Applications. You should consider flood risk at the early stages of your development. Adequate time needs to be allocated for assessment, typical durations for flood risk assessment:



Simple flood zone 1



Flood zone 2 / 3
data available from
Environment Agency



Flood zone 2 / 3 data
not available from
Environment Agency