

Development and Flood Risk

This page tells you some of the things you will have to take into account if you are thinking about new development in a flood risk area. Planning guidance is different depending on whether the site is in [England](#) or [Wales](#).

Development and Flood Risk – England

Are you thinking of applying for planning permission for a new development or the change of use of an existing property? Does the Flood Map show that your site may be at risk from flooding?

If this is the case, it is likely that your local planning authority will ask you to submit a Flood Risk Assessment (FRA) with your planning application.

Prior to carrying out such an assessment you are advised to contact your local Environment Agency office to discuss the scope of the assessment required and also to establish what information may be available.

You can access useful information about when a FRA is required and what it should include on <http://www.pipernetworking.com>. This information, known as **Flood Risk Standing Advice**, has been produced by the Environment Agency and describes our likely response to consultations on planning applications, from a flood risk point of view only, based on the following three criteria:

- Development type
- Location
- Scale or size

The submission of a Flood Risk Assessment does not automatically mean that your development will be acceptable in terms of the risk of flooding, either to the property itself or to neighbouring properties. Some types of development are particularly vulnerable to flooding and would be unlikely to gain planning permission if proposed in an area where flood risk is very high.

Background to Flood Risk Standing Advice

Planning Policy Guidance Note 25 'Development and Flood Risk' (PPG25) <http://www.communities.gov.uk/index.asp?id=1144113> was released in England, in July 2001, following a series of high profile flood events in recent years. Flood Risk Standing Advice reflects the increasing importance of managing flood risk through the effective use of the land use planning system. PPG25 is due to be replaced by a new Planning Policy Statement (PPS25) in autumn 2006 <http://www.odpm.gov.uk/index.asp?id=1162059>

Interpreting the Flood Map for Planning purposes

PPG25 introduces Flood Zones, which are the mapping constraint that must be used when considering new development in England. The two flood extents that you can see on the Flood Map are the same as Flood Zone 2 and Flood Zone 3, as defined in Table 1 of PPG25.

The dark blue shaded area representing Flooding from rivers or sea without defences is the same as Flood Zone 3.

The light blue shaded area representing the Extent of Extreme Flood is the same as Flood Zone 2.

The Flood Map is a multi-layered awareness-raising tool and is not accurate to the level of individual properties.

WARNING:

Flood Map layers showing **Flood defences** and **Areas benefiting from flood defences** should not be taken to imply that proposed new development in these areas is acceptable. Data on the likelihood of flooding at any given location, accessed via the '**learn more**' button, should **not** be used for planning purposes.

Further information

www.ciria.org.uk – For information on their recent document ‘Development and Flood Risk – guidance for the construction industry’

High Level Target 12 – Target to reduce inappropriate development in flood risk areas

http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/952531/?lang=_e

Flood Risk Standing Advice <http://www.pipernetworking.com/floodrisk/index.html>

Contact details for external consultants who specialise in the production of Flood Risk Assessments can be found at <http://www.ciwem.org/directory/> (searching under desired geographical region) or <http://www.endsdirectory.com/search/>

Development and Flood Risk – Wales

Are you thinking of applying for planning permission for a new development or the change of use of an existing property?

Does the Flood Map show that your site may be at risk from flooding?

If so, you should consult your local planning authority to check whether your proposals are acceptable in respect of recent Welsh Assembly Government advice on development and flood risk, contained within [Technical Advice Note 15 \(TAN 15\)](#).

In July 2004, the Welsh Assembly Government published development advice maps to accompany the latest version of TAN 15 – Development and Flood Risk. Only the development advice maps, which accompany TAN 15, should be used to identify relevant planning zones and whether a site falls within them. You can view these maps at your local planning offices or at local libraries. The appropriate planning tests that will be carried out are described in sections 6 and 7 of TAN 15. The Environment Agency’s Flood Map and associated information should not be used when considering advice contained within TAN 15.

Should your proposal meet the relevant criteria within the TAN, the local planning authority will ask you to submit a Flood Consequences Assessment (FCA) with your planning application.

Prior to carrying out such an assessment you are advised to contact your local Environment Agency Wales office to discuss the scope of the assessment required and also to establish what information may be available.

WARNING:

In Wales the constraint map for planning purposes is the TAN15 development advice map published by the Welsh Assembly Government, **NOT** our Flood Map. The Flood Map is intended to provide information on flood risk and raise flood risk awareness, but should not be used in making assessments of flood risk for land use planning purposes.

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Further information

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