

Flood Risk Assessment

The Local Validation List requires a Flood Risk Assessment (FRA) to be submitted with an application when the development proposal is of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the [Environment Agency](#) (EA).

A FRA will also be required for any development other than minor development in a designated critical drainage area which has been notified to the Local Planning Authority by the EA.

The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirement for safe access to and from the development in areas at risk of flooding.

The FRA should be prepared by an applicant in consultation with the Authority with reference to our published [Core Strategy](#) document and any Strategic Flood Risk Assessment.

The FRA should form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Flood Zone Maps are available from the EA and are constantly being updated. Additionally, the EA have produced Flood Risk Standing Advice <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> which provides guidance on when it is expected that a Flood Risk Assessment/Drainage Strategy is required for different types of development in various Flood Zone locations.

Further information is available at <https://www.gov.uk/government/collections/planning-practice-guidance>

<https://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy>

Policy CC5: Flood risk and water conservation