

A Flood Risk Assessment (FRA) is required for development in areas at risk of flooding from all sources. This is not a new requirement for validation.

A FRA is required to provide an assessment of flood risk and demonstrate how the proposed development will be made safe, will not increase flood risk elsewhere and where possible will reduce flood risk overall. The objectives of an assessment are to establish:

- whether it is likely to be affected by current or future flooding from any source;
- what measures are proposed to deal with these effects and risks are appropriate;
- evidence to show that the development does not increase the risk of flooding elsewhere by not impeding flow or reducing flood storage capacity;
- whether development is safe for its lifetime

The level of detail required within an FRA must be proportionate to the type of development proposed and the level of flood risk. Please note this will be more than the Environment Agency Standing Advice.

A FRA should be prepared by a suitably qualified person e.g. drainage engineer (recognised by the Engineering Council and/ or the Institute of Civil Engineers or equivalent). This is particularly important in cases where the risk of flooding is high. Here are the details of the Engineering Council - <http://www.engc.org.uk> and Institute of Civil Engineers - <https://www.ice.org.uk> .

Your Architect / Planning Agent should be able to point you in the right direction of a suitable consultant if they are unable to complete an assessment and they should be able to design a scheme that responds to and where appropriate mitigates the level of flood risk at the site.

In May 2016 the Council will be adopting a Flood Risk SPD. This document has been prepared to assist in the implementation of Core Strategy policy CS26 (Flooding) and the submission of FRAs. The new SPD will be a material consideration in determining your planning application and sets out the level of detail required.

In advance of the SPD document being adopted the Council has produced a Flood Risk Assessment template for small scale development including householder extensions, this has been prepared to assist in ensuring that sufficient information has been provided. Please note for Major development a FRA assessment and FRA Proforma will need to be submitted. These documents can be found on the Council's website at:

<http://www.elmbridge.gov.uk/planning/>

Please note the completion of a FRA will not automatically mean that the development is acceptable in flood risk terms.

Further information can be found on the Council's website - <http://www.elmbridge.gov.uk/planning/sdps/flood-risk/> and we encourage all applicants to make use of our pre-application advice service - <http://www.elmbridge.gov.uk/planning/preapp/>.