

Flood Risk Assessment Small Scale Development Template

Please note: The following template provides applicants for small scale development a broad overview on the information what would be expected to be contained within a completed FRA. **The completion of an FRA will not automatically mean that the development is acceptable in flood risk terms.**

Site information	
Notes: Refer to Section 3.1 Parts 1 & 2 of FRA	
This section should describe the site in its current state. It should include a location map which clearly indicates the development site boundary, features, watercourses and other bodies of water as well as any structures which may influence the flow of water.	The proposed development site is located at 5A Kinderley Close, Sutton Bridge, Spalding PE12 9PZ and is currently the residential dwellinghouse and its associated, ancillary, domestic curtilage/garden.
Example: The proposed development site is located at [insert address] and is currently [insert existing use here, i.e. vacant, housing, shops etc.] Looking over the lifetime of the proposed development, the site lies within such as: Flood Zone 3b/ 3a /2 /1 and/ or an area risk at other sources of flooding and/ or is larger than 1 hectare in area] and therefore a Flood Risk Assessment is required.	A location map accompanies this application clearly indicating the development site boundary, features within the site such as the existing dwellinghouse. The River Nene is located approx. 550m from the property. There are no relevant bodies of water or any other structures within the site which may influence the flow of water. Looking over the lifetime of the proposed development, the site lies within Flood Zone 3 and is only 0.0526 ha in area and therefore a Flood Risk Assessment for Small Scale Development is appropriate.

Proposed development

This section should describe the development proposals. It should include/ make reference to an existing block plan and a proposed block plan.

Example: The development proposal(s) for the above site are [provide a description]. The proposed development is therefore classified as [provide flood risk vulnerability classification here from Table 2 of the Planning Practice Guidance].

The lifetime of the proposed development is assumed to be [100 years (residential) / 60 years (commercial)].

The development proposals for the above site is a ground floor side extension with a two pitched roof. All new floor levels are to be the same or higher than the existing property floor levels. The proposed development site lies within Flood Zone 3b (Functional Floodplain). This zone benefits from existing active flood defences, which provide mitigation against the risk of flooding. The lifetime of the proposed development is assumed to be 100 years.

Assessing flood risk

Notes: The level of assessment will depend on the degree of flood risk and the scale, nature and location of the proposed development. Refer to the SFRA regarding the levels of assessment. Not all of the prompts listed below will be relevant for every application.

This section should describe the site specific flood hazards from all potential sources of flooding over the lifetime of the proposed development. It should include any evidence, such as maps showing the site with Flood Zones, any modelling data (depths and / or velocities), and relevant data from the SFRA.

The site-specific flood hazard arises from surface water, fluvial (river) flooding, and tidal/saline surcharge. A copy of the Flood Risk Map and accompanying report is attached..

Managing and mitigating flood risk

Notes: The SFRA presents measures to manage and mitigate flood risk and when they should be implemented.

This section should answer the following questions;

- **How will you ensure that the proposed development is safe for its lifetime?**
- **How will you ensure that the proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?**
- **Are there any opportunities offered by the development to reduce flood risk elsewhere?**
- **What flood-related risks will remain after you have implemented the measures to protect the site from flooding (i.e. residual risk) and how and by whom will these be managed over the lifetime of the development (e.g. flood warning and evacuation procedures)?**

1. Proposed floor levels within the planned extensions will match and be set no lower than those presently evident within the existing dwellinghouse which the extension will form an integral part of.
2. The ground floor extension will not project closer to the watercourse than the existing dwellinghouse.
3. There are no opportunities offered by the development to reduce flood risk elsewhere.
4. In addition to the measures identified in 1. above, residual risk will be managed by incorporating resilience in construction (e.g. setting plasterboard on edge, installing all electrical circuits, connections and outlets above waist height).

Managing and mitigating flood risk

This section should include a summary of all significant points previously identified in relation to the flood hazard, including how it can be managed.

Proposed ground floor level will match existing.

Resilience in construction will minimise potential for damage and speed refurbishment following any potential flood event.

This form is completed using factual information and can be used as a Flood Risk Assessment on this site.

Form Completed By PE MA Design Consultancy Ltd.

On behalf of (Client's details) Robert Smith

Date 08.08.2025