

# Flood Risk Assessment tick sheet

November 2025

Please note that this has been amended (November 2025) following suggested amendments from the Environment Agency.

## **Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3**

Applications for planning permission within either Flood Zones 2 & 3 should be accompanied by a flood risk assessment<sup>1</sup>. This guidance is for domestic applications and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres (minor development<sup>2</sup>). It does NOT apply if an additional dwelling is being created e.g. a self-contained annex. This Tick Sheet is consistent with the Environment Agency's Standing Advice. It is a pragmatic and proportionate response to low-risk developments in order to reduce the burden on applicants, the LPA and consultees.

Make sure that **floor levels are either no lower than existing floor levels or 600 millimetres (mm) above the estimated flood level**. You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased. If your floor levels aren't going to be 600mm above existing flood levels, you will need to consider appropriate flood resistance and resilience measures. If floor levels are proposed to be set lower than existing floor levels, they should be above the known or modelled 1 in 100 annual probability river flood (1%) plus climate change or 1 in 200 annual probability sea flood (0.5%) plus climate change, in any year.

Further information and guidance on flood resistance and resilience measures is available in [the Flood Risk SPD](#), [Flood risk assessment: Flood Zones 1, 2, 3 and 3b - GOV.UK](#) and [Flood resilient construction of new buildings - GOV.UK](#).

State in your Flood Risk Assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey<sup>3</sup>. If not, you'll need to get a land survey carried out by a qualified surveyor.

**Applicants/Agents: Please complete the table overleaf and include it with the planning application submission. The table, together with a plan showing the finished floor levels and estimated flood levels, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed.**

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<sup>1</sup> [What to include in your Flood Risk Assessment](#)

<sup>2</sup> [Flood risk and coastal change: The flood risk issues raised by minor developments - GOV.UK](#)

<sup>3</sup> OS MAPS [www.explore.osmaps.com](http://www.explore.osmaps.com)

You may be able to get the estimated flood level from the Environment Agency. Please contact [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). If not, you'll need a flood risk specialist to calculate this for you.

You can use the Tick Sheet over page or provide your written flood risk assessment in another format, but it must include the relevant plans, surveys and assessments.

Any proposed works or structures, in, under, over or within 8m of the top of the bank of a main river, or 16m of a tidal main river, may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly called a Flood Defence Consent. Some activities<sup>4</sup> are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Also note that a Marine Management Organisation Marine Licence may be required for works that are carried out on tidal rivers.

Further details and guidance are available at: [Flood risk activities: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-activities-environmental-permits). Or by contacting: [Flood.permitting@environment-agency.gov.uk](mailto:Flood.permitting@environment-agency.gov.uk).

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<sup>4</sup>[Flood risk activities: environmental permits - Exemptions \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-activities-environmental-permits-exemptions)

## Flood Risk Assessment

### Flood Risk Assessments for Householder and other minor extensions in Flood Zones 2 & 3

Applicant to choose one or other of the flood mitigation measures below	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p style="text-align: center;"><b>Either;</b></p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, flood resilient and/or flood resistant measures have been incorporated in the proposed development where appropriate</p>	
<p style="text-align: center;"><b>Or;</b></p> <p>Floor levels within the proposed development will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) plus climate change or 1 in 200 annual probability sea flood (0.5%) plus climate change, in any year. Please remember to include a plan showing the finished floor levels and the estimated flood levels.</p>	

<b>Planning application number</b>	
<b>Site Address</b>	
<b>Proposal Description</b>	
<p style="text-align: center;"><b>Estimated flood level</b>  <b>(i.e. The 1% (1 in 100-year) flood level plus climate change of the 0.5% (1 in 200-year) flood level plus climate change)</b></p>	
<b>Details of flood resilience and resistance measures</b>	