Source of Flooding	Risk	Recommendations	
		Present Day	Future
Fluvial	Greater than 1 in 100 year (FZ3)	High risk: Residential development on a site in this zone is unlikely to be appropriate unless the site is in an area with reduced risk of flooding due the presence of defences and can be made safe for the intended lifespan.	High risk: Residential development on a site in this zone is unlikely to be appropriate unless the site is in an area with reduced risk of flooding due the presence of defences. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development.
	Between 1 in 100 and 1 in 1000 year (FZ2)	Medium risk: Residential development may be appropriate, sequential approach should be applied to avoid developing in flood zones as far as reasonable. Parts of the site within flood zone 1 should also be reviewed against the criteria described for low risk sites.	Medium risk: Residential development may be appropriate, sequential approach should be applied to avoid developing in the areas at risk of flooding as much as reasonable. Consideration should be given to the Standard of Protection of any defences in relation to future climate change and the commitment to deliver the required standards.
	Less than 1 in 1000 year	Low risk: Residential development is potentially appropriate in this zone if it is also at low risk from other sources of flooding, however it should be noted that catchments <3km2 in area are not covered by the Environment Agency Flood Zones . Sites should be considered in conjunction with the EA Main River map, OS mapping data and data on other sources of flooding. Surface water mapping in particular often highlights areas at risk of flooding from these smaller watercourses.	Low risk: Residential development is probably appropriate in this risk area, however this will depend on the present-day fluvial flood zone recommendations
	Applying the sequential and exception tests:	Sites in these categories should be explicitly addressed in a Sequential Test and may require preparation of further evidence in a site specific FRA to substantiate that Exception Test can be satisfied. Evidence from a Level 2 SFRA is required to demonstrate that the principle of development is supported.	Sites in these categories should be explicitly addressed in a Sequential Test and may require preparation of further evidence in a site specific FRA to substantiate that Exception Test can be satisfied. Evidence from a Level 2 SFRA (including detailed modelling of the impact of climate change) is required to demonstrate that the principle of development is supported.
Surface Water	Greater than 1 in 1000 year	High Risk: Development on a site in this risk area is unlikely to be appropriate unless measures (including drainage) are in place to control overland flow.	High Risk: Development on a site in this risk area is unlikely to be appropriate unless measures (including drainage) are in place to control overland flow.
	Less than 1 in 1000 year	Low risk: Development may be appropriate and consultations should be held with the Lead Local Flood Authority.	Low risk: Development may be appropriate and consultations should be held with the Lead Local Flood Authority.
	Applying the sequential and exception tests:	Evidence may be required from a site specific FRA to demonstrate that the development will not increase flood risk elsewhere, and that the drainage requirements regarding runoff rates and SuDS for new development are met.	Evidence may be required from a site specific FRA (including detailed modelling of the risk from climate change) to demonstrate that the development will not increase flood risk elsewhere, and that the drainage requirements regarding runoff rates and SuDS for new development are met.

Source of Flooding	Risk	Present Day	Future
Groundwater	Site is >10% within highest risk category in JBA Groundwater map (groundwater is <0.025m below the surface in the 1 in 100-year event)	Development might be appropriate but a site-specific FRA should consider groundwater risk. A high likelihood may mean infiltration SuDS are not appropriate and groundwater monitoring should be recommended.	
	Site is <10% within highest risk category in JBA Groundwater map (groundwater is <0.025m below the surface in the 1 in 100-year event)	Development is likely to be appropriate in this risk area, however as groundwater datasets are generally produced nationally it is recommended that ground investigations are carried out and reported on within a site-specific FRA where this is required (known to be a problem locally).	
	Applying the sequential and exception tests:	Mapping should be considered in conjunction with historic evidence of known problems - a site-specific FRA should consider overland flow paths once groundwater has emerged. It is unlikely that infiltration SuDS will be appropriate and groundwater monitoring should be recommended.	
Sewer	All sites assumed to be at high risk of sewer flooding. Additional information required via the Level 2 assessment	Developers should discuss public sewerage capacity with the water utility company at the earliest possible stage. It is important that a Surface Water Drainage Strategy (often undertaken as part of an FRA) shows that this will not increase flood risk elsewhere, and that the drainage requirements regarding runoff rates and SuDS for new development are met.	
Reservoir	Sites where reservoir flooding is predicted to make fluvial flooding worse for development in high hazard zone to be assessed in a Level 2 SFRA.	Risk of flooding from reservoirs should not rule out development as the likelihood of reservoir breach is low, this will be heavily dependent on the state of repair of the dam and the long term commitment to its management and maintenance. Risk should still be considered by the developer at site-specific FRA stage and an emergency plan is likely to be required. The local authority Emergency Planning team should be consulted. If development is considered, the local authority Emergency Planning team should be consulted to confirm that proposals can be safely implemented.	
Historic flood map	Sites where any part of site is within historic flood extents to be assessed in a Level 2 SFRA.	Sites located in areas that have historically flooded might be appropriate for development, however further investigation will be required regarding the severity and frequency of the historic flooding and accuracy of the historic flood extent. This should be used alongside other information in the Level 1 SFRA to decide whether the site is appropriate for allocation. Technical work will be required to inform this at the site-specific FRA stage.	
Ordinary Water course	Any part of site contains a Ordinary Watercourse	Sites which contain an ordinary watercourse might be appropriate for development. The Flood Zones and surface water map should also be considered to further determine the effect on development. Additional modelling may be required at the site-specific FRA stage to demonstrate the risk (in the present day and from the impacts of climate change) to the development from the ordinary watercourse. Where the watercourse is located away from a site and land slopes down towards the site, development may be less appropriate than a site where land slopes down towards the watercourse and away from the site. Consideration must also be given to attenuation and flow, ensuring that development is designed to ensure existing flow paths are retained.	